

9 DCSE2005/3416/F - CHANGE OF USE OF BASEMENT TO BARBER SHOP/HAIRDRESSER. REPLACE COURTYARD WALL WITH BRICK, RAILINGS AND GATE FOR DIRECT ACCESS. REPLACE EXTERNAL DOORS AND WINDOWS. INTERNAL MODIFICATION AND RENOVATION TO BUSINESS AND RESIDENTIAL ROOMS AT 24 THE CROFTS, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7AB

For: A. Pritchard & R. White, Cornerways, Mount Pleasant, Ross on Wye, Herefordshire, HR9 7A2

Date Received: 20th October 2005 Ward: Ross-on-Wye Grid Ref: 60085, 24171 East

Expiry Date: 15th December 2005

Local Members: Councillor Mrs. A.E. Gray and Councillor Mrs. C.J. Davis

1. Site Description and Proposal

1.1 24 The Crofts is a two-storey red brick dwelling with basement forming the end terrace of 6 properties. The property is located on Crofts Lane which is pedestrianised and bounded by residential properties. The property is located close to the central shopping and commercial area of Ross-on-Wye town centre. It is also located within the Conservation Area and the Area of Outstanding Natural Beauty.

1.2 The application proposes to convert the basement of 24 The Crofts into barber shop/hairdressers whilst retaining the upper storeys of the dwelling for residential use. Access to the shop will be to the rear of the property via the Maltings Council car park through a small courtyard area and rear door to the property. The applicant proposes to rebuild the existing stone wall to approximately 0.6 metres in height and erect ornamental railings and matching gate. There will also be various internal alterations.

2. Policies

2.1 Planning Policy Guidance

PPS.1 - Delivering Sustainable Development
PPS6 - Planning for Town Centres

2.2 Hereford and Worcester County Structure Plan

Policy CTC.8 - Development Criteria

2.3 South Herefordshire District Local Plan

Part I

Policy GD.1 - General Development Criteria
Policy C.5 - Development within Area of Outstanding Natural Beauty

- Policy C.22 - Maintain Character of Conservation Areas
- Policy C.23 - New Development affecting Conservation Areas
- Policy RT.1 - Ross on Wye Town Centre

Part III

- Policy 16 - Conservation Area
- Policy 17 - Re-use of Existing Buildings
- Policy 22 - Retail Use Outside the Town Centre

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

- Policy TCR1 - Central Shopping and Commercial Areas
- Policy TCR2 - Vitality and Viability
- Policy TCR8 - Small Scale Retail Development
- Policy LA1 - Areas of Outstanding Natural Beauty
- Policy HBA6 - New Development within Conservation Areas

3. Planning History

- 3.1 There is no relevant planning history.

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 The Traffic Manager has no objection to the proposal and recommends that a condition be attached for the provision of secure cycle parking.
- 4.3 The Forward Planning Manager has no objection to the proposal providing that material considerations such as amenity are satisfied, and that no objections are made by the Conservation Officer to the external works proposed.
- 4.4 The Conservation Manager expressed concerns about the architectural detailing of the alterations as they would not enhance the Conservation Area. The applicant has subsequently submitted a revised scheme on 21st November 2005 which the Conservation Manager has no objection to, providing that conditions be attached requiring prior approval of details of the joinery, sign and railings. The boundary wall should also be conditioned to be constructed in stone.

5. Representations

- 5.1 Ross on Wye Town Council objects to the application as there is concern about a stone wall being replaced by a brick wall. It will change the character of the row of Cottages.
- 5.2 Two letters of objection have been received from Mrs. G. Szollosi, 6 Crofts Lane, Ross-on-Wye, Herefordshire, HR9 7AB and Ms. J. Mellows, 27 Crofts Lane, Ross-on-Wye, Herefordshire, HR9 7AB raising the following concerns:
- Crofts Lane is a residential area and should be kept as such

- Other properties on Croft Lane could also be sold as potential businesses, destroying the residential status of the area and reducing house prices
- The proposals will not only alter the appearance of the house, but will not be in keeping with the overall look
- Plans to remove the rear wall and replace it with railings will compromise both privacy and security for the adjacent houses

5.3 The applicant has provided the following in response to the concerns of the objectors:

Last week I inspected the planning file at your office. Following this I arranged a meeting with Mr. P. Gibbons the Conservations Architect to take advice on the observations and objections. This is a summary of our meeting and the subsequent actions and detail change which I would like to make:

- The installation of UPVC patio style windows has been objected to - and indeed I can see that this would not be in keeping. Therefore the proposal is to replace the existing solid wood door with part glazed wood door - with Georgian style glazing bars. Leave the existing brick arch over the door.
- Remove the existing window and replace with an enlarged wood window also with Georgian style glazing bars. Above this window install a lintel - faced with stone to match existing. This leaves in place the dressed stone between door and window and the brick arch above the door.
- Shop Sign to have some architrave/moulding to add sympathetic effect. The detail to be agreed.
- Part demolish and or rebuild existing stone boundary wall, which is in very poor condition, between courtyard and car park. Replace/rebuild with low stone wall (2ft) - using any of the existing stone which is in good condition. Re-use the existing stone capping if possible.
- Add black metal ornamental railings (3ft) and matching gate. Design of these shown with spiked tops. Alternative rounded tops would also be acceptable. Main concern is that quality product and result is achieved.

The full text of these letters can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

6.1 The main issues for consideration are:

- Whether the proposal is acceptable in principal in this location
- The impact of the proposal on the Conservation Area
- The impact of the proposal on the residential amenity of the area

6.2 24 Crofts Lane is located in close proximity to the central shopping zone and in such locations proposals for Use Class A1 facilities are only permitted, as outlined in Part III policy 22 of the South Herefordshire District Local Plan, where the proposal is small in scale and not located as to undermine the vitality and viability of the town centre, and that the facility can be easily reached through public/private transport and that the proposal is acceptable in terms of its impact upon the local highways network. The proposal is small in scale utilising the basement area of an existing residential property. It is in close proximity to the town centre where customers can reach the business on foot or use the immediately adjacent Council car park for parking.

- 6.3 The applicant has addressed the original concerns raised by the Conservation Manager and has submitted revised proposals that are considered to maintain and preserve the Conservation Area. The precise details of the joinery, boundary wall, railings and signage will be conditioned to ensure that the proposed materials harmonise with the surrounding area.
- 6.4 In terms of the impact on the residential amenity of the area, the proposal relates merely to the change of use of the basement of 24 Crofts Lane. There will be no access to the business premises from Crofts Lane itself. The frontage of the building to Crofts Lane will remain as a residential property. There will also be no internal access from the barbers shop to the dwelling above. The applicant has stated that there will be approximately 20 customers per day and one trade delivery every two weeks. Having regard to the close proximity of the premises to the Maltings Council car park and other commercial businesses it is not considered that there will be a detrimental impact on the amenity of the area.
- 6.5 Overall the scheme is considered to satisfy the relevant local plan policies and conditional permission is recommended.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1 A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 A09 (Amended plans)

Reason: To ensure the development is carried out in accordance with the amended plans.

3 C05 (Details of external joinery finishes)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

4 G33 (Details of walls/fences (outline permission))

Reason: In the interests of residential and visual amenity.

5 The use hereby permitted shall be limited to the basement only of 24 Crofts Lane.

Reason: To define the terms under which the permission is granted.

Informative:

1 N15 – Reason(s) for the Grant of Planning Permission.

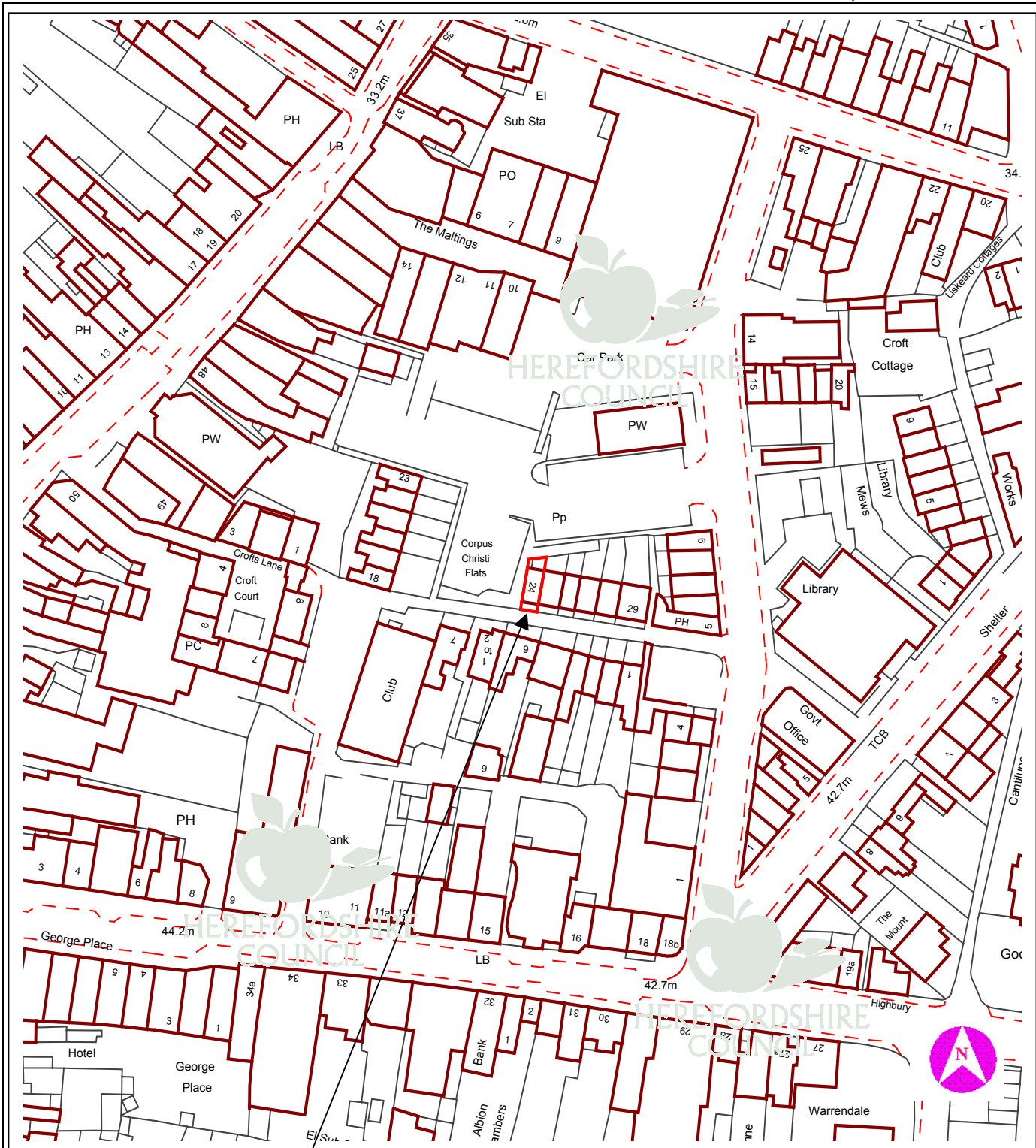
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2005/3416/F

SCALE : 1 : 1250

SITE ADDRESS : 24 The Crofts, Ross-On-Wye, Herefordshire, HR9 7AB

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