

**9 DCCW2005/3971/F - DEMOLITION OF EXISTING DWELLING AND REPLACEMENT WITH 6 NO. APARTMENTS, 37 HOLMER ROAD, HEREFORD, HR4 9RX**

**For: Mr. N. May per Mr. R. Walker, 41 The Pastures, Lower Bullingham, Hereford, HR2 6EU**

**Date Received: 5th December, 2005    Ward: Three Elms    Grid Ref: 50573, 41222**  
**Expiry Date: 30th January, 2006**

Local Members: Councillors Mrs. P.A. Andrews, Mrs. S.P.A. Daniels and Ms. A.M. Toon

**1. Site Description and Proposal**

- 1.1 The application site is comprised of a detached two-storey dwelling, located on the western side of Holmer Road within an Established Residential Area.
- 1.2 Residential curtilages form the boundaries to the south and west, whilst a petrol filling station and industrial estate are located across a service road to the north.
- 1.3 The application site lies adjacent but just outside of the northern boundary of Widemarsh Common Conservation Area.
- 1.4 The application seeks to demolish the existing dwelling, and erect a purpose built block of 6 residential flats, in the form of a terraced development.
- 1.5 The principle elevation faces north towards the service station, whilst the rear (south facing) elevation has its windows restricted to the ground floor, with two roof lights.
- 1.6 The remaining land to the west would be retained as communal garden, and no parking is proposed in light of the restrictive nature of the access to the site.

**2. Policies**

2.1 Planning Policy Guidance:

PPG3	-	Housing
PPG13	-	Transport
PPG15	-	Planning and Historic Environment

2.2 Hereford Local Plan:

Policy ENV14	-	Design
Policy H3	-	Design of New Residential Development
Policy H13	-	Established Residential Areas – Loss of Features
Policy H14	-	Established Residential Areas - Site Factors
Policy CON13	-	Conservation Areas – Development Proposals
Policy T12	-	Cyclist Provision

## 2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft);

Policy DR1	-	Design
Policy H1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
Policy H14	-	Re-using Previously Developed Land and Buildings
Policy H15	-	Density

## 3. Planning History

- 3.1 DCCW2005/0854/F Alterations to form two self-contained flats from existing dwelling. Approved 3rd May, 2005.

## 4. Consultation Summary

### Statutory Consultations

- 4.1 Highways Agency - Comments awaited.

- 4.2 Welsh Water - No objection.

### Internal Council Advice

- 4.3 Traffic Manager - Comments awaited.

- 4.4 Conservation Manager - Comments awaited.

- 4.5 Environmental Health & Trading Standards Manager – No objection subject to the imposition of standard conditions to protect residential amenity during construction.

## 5. Representations

- 5.1 Hereford City Council - Comments awaited

- 5.2 Letters of objection have been received from Mrs. Bramble, 22 Holmer Road and Mr. Earl, 33 Holmer Road summarised as follows:

- no further development of any kind should be allowed in the vicinity, due to the increased danger from traffic
- increased noise, extra parking and loss of privacy

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

## 6. Officers Appraisal

- 6.1 The application site is within an Established Residential Area and therefore the principle of residential redevelopment is broadly acceptable subject to the proposal being acceptable in terms of the impact on the amenity of adjoining dwellings, and the visual impact on the character and appearance of the locality and the adjacent Conservation Area.

- 6.2 It is considered that the bulk, massing and terraced design of the proposed development are acceptable having regard to the mixed character of the locality and with particular reference to the terraced properties comprising Spring Gardens to the west.
- 6.3 More importantly in this case the development has been designed to protect the amenity of the adjoining dwelling to the south, by omitting windows in the rear elevation at first floor level, whilst the building steps down in height to form a transition between the larger dwellings on Holmer Road and the smaller terraced properties to the west.
- 6.4 Overall the proposed development is not considered to give rise to any demonstrable loss of residential amenity, or have an adverse impact on the character or visual amenity of the adjoining conservation area or wider locality.
- 6.5 It is of note that the proposal does not provide any on site parking and whilst this element of the proposal is largely driven by the concerns relating to the intensification of use of the access onto Holmer Road, it is considered that the location of the site on a bus route, and reasonably close proximity to the centre of Hereford, is such that a car-free scheme is reasonable and acceptable in this case.
- 6.6 However, in order to facilitate alternative means of sustainable transport it is considered reasonable to impose a condition requiring the provision of separate secure cycle storage, in accordance with policy T12 of the Local Plan
- 6.7 Overall the proposal complies with the relevant policies in the Local Plan, and as such, approval 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. A06 (Development in accordance with approved plans).**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**

- 3. B02 (Matching external materials (extension)).**

**Reason: To ensure the external materials harmonise with the existing building.**

- 4. G01 (Details of boundary treatments).**

**Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.**

- 5. H08 (Access closure).**

**Reason: To ensure the safe and free flow of traffic using the adjoining County highway.**

- 6. H27 (Parking for site operatives).**

**Reason: To prevent indiscriminate parking in the interests of highway safety.**

- 7. H29 (Secure cycle parking provision).**

**Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.**

- 8. During the demolition and construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday-Friday 7.00 am - 6.00 pm, Saturday 8.00 am - 1.00 pm nor at any time on Sundays, Bank or Public Holidays.**

**Reason: To protect the amenity of local residents.**

- 9. No materials or substances shall be incinerated within the application site during the demolition and construction phase.**

**Reason: To safeguard residential amenity and prevent pollution.**

**Informatives:**

- 1. N03 - Adjoining property rights.**
- 2. N14 - Party Wall Act 1996.**
- 3. All machinery and plant shall be operated and maintained in accordance with BS5228:1997 'Noise control of construction and open sites'.**
- 4. N15 - Reason(s) for the Grant of Planning Permission.**

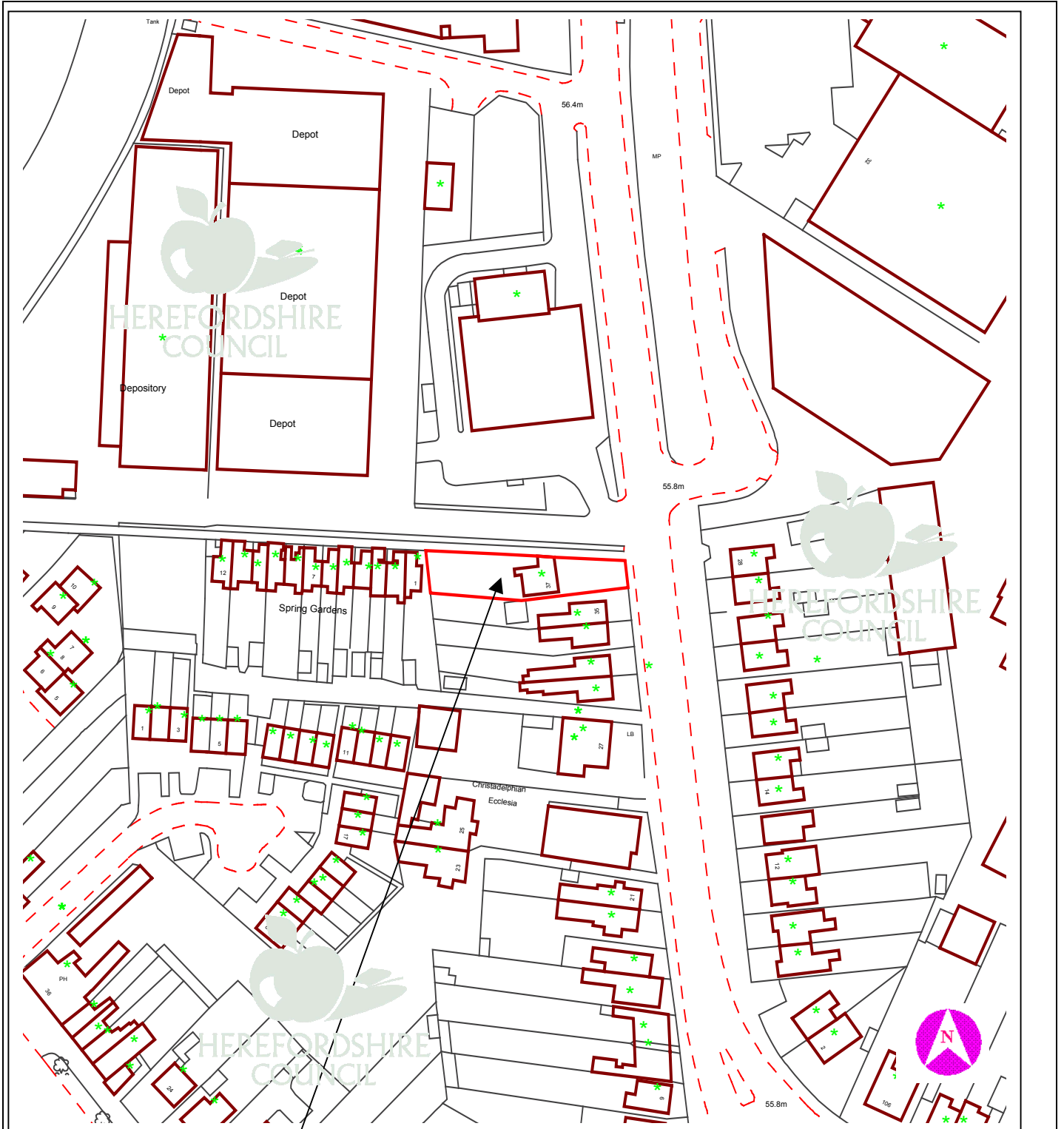
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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCW2005/3971/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** 37 Holmer Road, Hereford, HR4 9RX

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