

**9 DCCE2005/3842/F - PROPOSED HOUSE AND DETACHED GARAGE. 53 HAMPTON PARK ROAD, HEREFORD, HEREFORDSHIRE, HR1 1TJ.**

**For: Mr. & Mrs. D. Shaw, per Mr. J. Phipps, Bank Lodge, Coldwells Road, Holmer, Hereford, HR1 1LH**

**Date Received: 23rd November, 2005      Ward: Tupsley      Grid Ref: 52939, 39259**

**Expiry Date: 18th January, 2006**

Local Members: Councillors Mrs. M.D. Lloyd-Hayes, Mrs E.A. Taylor and W.J. Walling

## **1. Site Description and Proposal**

- 1.1 This application seeks permission for the erection of a single dwelling house with integral garage on land to the rear of 53 Hampton Park Road, Hereford. A new detached garage to serve 53 Hampton Park Road is also proposed.
- 1.2 The existing property on site is a detached two storey dwelling house with a second dwelling and associated granny annexe currently under construction (DCCE2005/0278/F) to the east. The existing dwelling is located to the rear of No 51 and is accessed via an access road from Hampton Park Road. The dwelling under construction utilises the same access point and is located to the rear of No. 55 Hampton Park Road. The site is broadly 'T' shaped and the dwelling under construction is found in the eastern portion. The proposed dwelling is intended to be located in the western portion of the site, to the rear of the existing dwelling. The site is located within the Hampton Park Conservation Area.

## **2. Policies**

### **2.1 Hereford Local Plan:**

ENV14	-	Design
H12	-	Established residential areas – character and amenity
H13	-	Established residential areas – loss of features
H14	-	Established residential areas – site factors
CON12	-	Conservation areas
CON13	-	Conservation areas – development proposals
CON14	-	Planning applications in conservation areas
T5	-	Car parking – designated areas

### **2.2 Herefordshire Unitary Development Plan:**

S1	-	Sustainable development
S2	-	Development requirements
S6	-	Transport
DR1	-	Design
DR2	-	Land use and activity
DR3	-	Movement
DR4	-	Environment

- H1 - Hereford and the market towns: settlement boundaries and established residential areas
- HBA6 - New development within conservation areas

### **3. Planning History**

- 3.1 DCCE2005/0415/F - Demolition of existing house (No. 53) and erection of three houses. Withdrawn.
- 3.2 DCCE2005/0278/F - Erection of single dwelling with granny annexe and double garage. Approved.

### **4. Consultation Summary**

#### Statutory Consultations

- 4.1 Welsh Water: No objection subject to conditions.

#### Internal Council Advice

- 4.2 Traffic Manager: No objections.
- 4.3 Conservation Manager: No objection.
- 4.4 Drainage Engineer: No objection.

### **5. Representations**

- 5.1 Hereford City Council: No objection.
- 5.2 A single letter of objection has been received from Mr D. Newtown, 55 Hampton Park Road, raising the following points:
- The erection of a further dwelling would not be in keeping with the character of the area;
  - The density as proposed is inappropriate in this Conservation Area;
  - Increase in traffic with associated highway safety concerns;
  - Lack of capacity of mains drainage to serve this new property.
- 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 From a planning policy perspective this application seeks permission for a residential development within an established residential area. No objections are therefore raised to the principle of development. The key issues are considered to be:
- a) Conservation Area Impact;
  - b) Design Scale;
  - c) Residential Amenities;
  - d) Highways Issues.

### Conservation Area Impact

- 6.2 As with the previous application on the adjacent site (DCCE2005/0278/F) it is recognised that this proposal constitutes backland development to the rear of the dwellings fronting onto Hampton Park Road which can prove problematic. In this case No. 53 is already in situ and represents an historical backland development and as such together with the recently approved dwelling under construction it is advised that the established character of this plot is such that this proposal can be introduced without detriment to the Conservation Area.
- 6.3 It is considered that the identified site area lends itself to the creation of a new plot and the proposed dwelling will relate satisfactorily to the existing property as well as the dwelling currently under construction. The previous application on this site (DCCE2005/0415/F) sought permission for the demolition of the existing dwelling and the development of three substantial new properties. This application was withdrawn on the basis that the scale was considered excessive for this location. Though the intensive redevelopment of this land is not considered appropriate due to the potential for a significant impact upon the character of the Conservation Area, a further new single dwelling will integrate into the existing pattern of development on this site.
- 6.4 Overall it is considered that this application will preserve the character and appearance of the Conservation Area and thereby satisfy the requirements of adopted plan policy.

### Design and Scale

- 6.5 The proposed dwelling is more modest in scale than the new dwelling currently under construction, and relates favourably to the existing dwelling being of a different design but broadly similar scale. The size is not considered excessive, particularly in the context of the large dwellings on the frontage of Hampton Park Road. The design is not of any particular architectural merit but it is nevertheless considered appropriate in its general characteristics in relation to the local area and the modern development found to the north and east. The garage is conservative in design and is considered appropriate for this setting.

### Residential Amenities

- 6.6 The neighbouring properties to the north are of a sufficient distance away to ensure that the impact upon residential amenities is within acceptable limits and the orientation of this property is advantageous with a 'blank' side elevation facing these properties. To the west the overlooking of the rear garden area associated with No. 49 Hampton Park Road is relevant, however, the new dwelling will not impact upon privacy above and beyond that of the existing dwelling. No concerns of overbearing impact or privacy exist to the east. To the south the existing dwelling is in close proximity to the proposed new dwelling although privacy will not be adversely affected and the physical relationship between these properties is considered acceptable. Conditions requiring obscure glazing and preventing new opening in the relevant elevations will ensure this situation will be maintained in the long term. It is considered that the additional traffic generation resulting from a further dwelling on this site will not adversely impact upon the neighbouring properties to an unacceptable level. On this basis the impact upon residential amenities is considered acceptable.

Highway Issues

- 6.7 The proposal involves utilising the approved vehicular access as confirmed by the previous application for the dwelling under construction (DCCE2005/0276/F). This access was considered acceptable to serve four dwellings and as such is considered acceptable to serve three.

Other Issues

- 6.8 Neither the Water Authority or the Council's Drainage Engineer have raised objection to this proposal subject to conditions.

Conclusion

- 6.9 It is considered that this application represents an acceptable form of development and represents the satisfactory completion of the redevelopment of this site.

**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 B01 (Samples of external materials)**

**Reason: To ensure that the materials harmonise with the surroundings.**

**3 E08 (Domestic use only of garage)**

**Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling.**

**4 E09 (No conversion of garage to habitable accommodation)**

**Reason: To ensure adequate off street parking arrangements remain available at all times.**

**5 E18 (No new windows in specified elevation)**

**Reason: In order to protect the residential amenity of adjacent properties.**

**6 E19 (Obscure glazing to windows)**

**Reason: In order to protect the residential amenity of adjacent properties.**

**7 E01 (Restriction on hours of working)**

**Reason: To safeguard the amenities of the locality.**

**8 G01 (Details of boundary treatments)**

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

9 H13 (Access, turning area and parking)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

10 Notwithstanding the plans hereby approved, prior to the commencement of development plans showing the side and rear elevations of the proposed detached double garage shall be submitted to and approved in writing by the local planning authority. Development shall then be undertaken in accordance with the approved details.

Reason: In the interests of securing an acceptable form of development.

11 W01 (Foul/surface water drainage)

Reason: To protect the integrity of the public sewerage system.

12 W02 (No surface water to connect to public system)

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

13 W03 (No drainage run-off to public system)

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

**Informatives:**

- 1 N03 - Adjoining property rights
- 2 HN01 - Mud on highway
- 3 HN05 - Works within the highway
- 4 N16 - Welsh Water Informative
- 5 N15 - Reason(s) for the Grant of PP/LBC/CAC

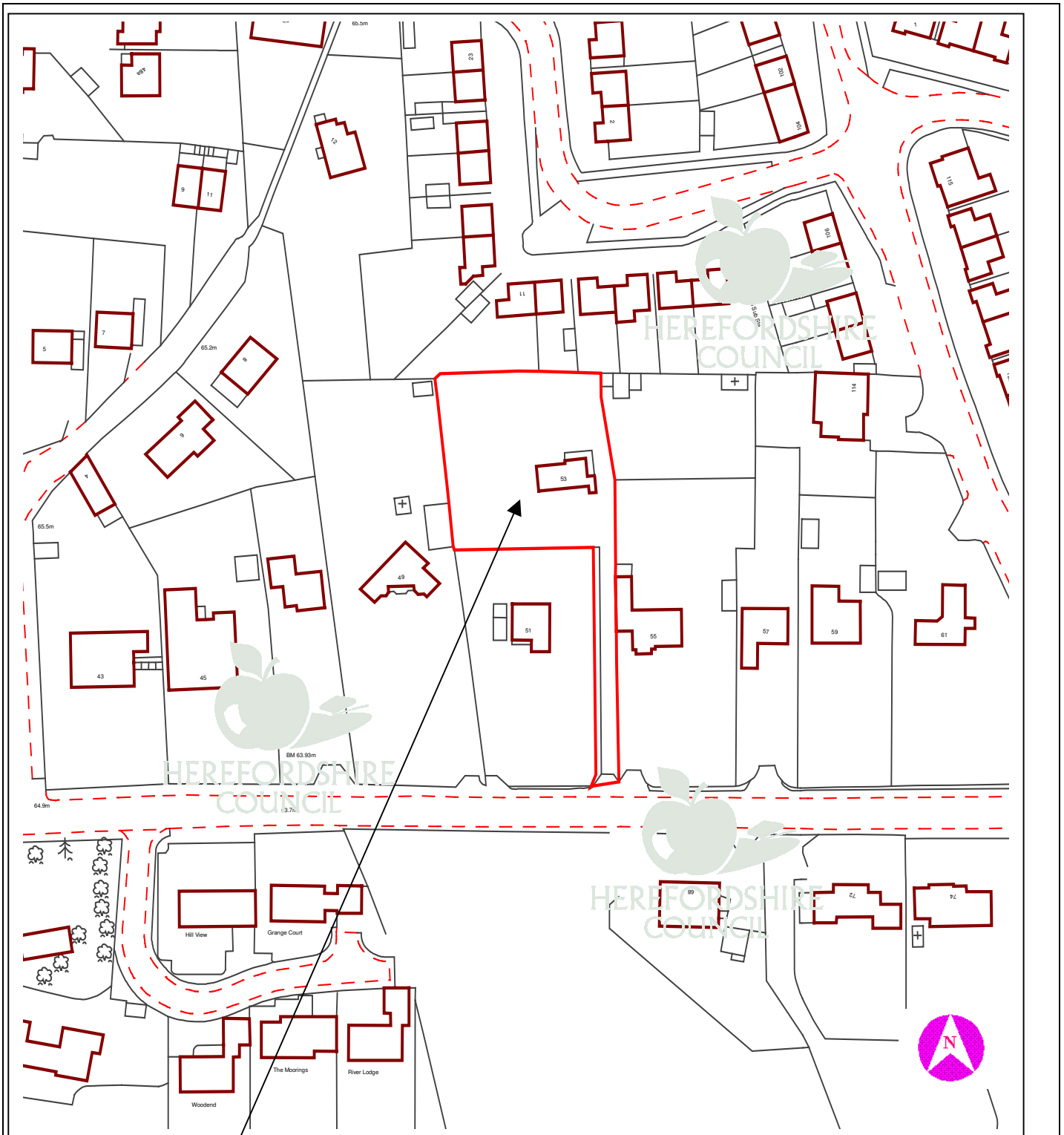
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCE2005/3842/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** 53 Hampton Park Road, Hereford, Herefordshire, HR1 1TJ

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