

## **8 DCCE2006/0989/F - ERECTION OF TWO STOREY BLOCK OF 4 FLATS AT LAND ADJACENT TO CO-OP STORE, HOLME LACY ROAD, HEREFORD, HR2 6DF**

**For: PEP Developments Ltd. per John Phipps, Bank Lodge, Coldwells Road, Holmer, Hereford, HR1 1LH**

**Date Received: 23rd March, 2006**

**Ward: St. Martins & Hinton**

**Grid Ref: 51167, 38474**

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

Local Members: Councillors Mrs. W.U. Attfield, A.C.R. Chappell and R. Preece

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

1.1 This application seeks permission for the erection of a new residential development to form four flats with associated off-street parking. The application site is within the Established Residential Area of Hereford and is found on the northern side of Holme Lacy Road. The application site is adjacent to the Co-Op store and is currently vacant. The application site has an extant permission for a detached dwelling associated with it, having been approved as part of the redevelopment of the site by the Co-Op (CE2001/2182/F).

### **2. Policies**

#### 2.1 National:

PPS1	-	Delivering Sustainable Development
PPG3	-	Housing

#### 2.2 Hereford Local Plan:

Policy ENV14	-	Design
Policy H3	-	Design of New Residential Development
Policy H6	-	Amenity Open Space Provision in Smaller Schemes
Policy H7	-	Communal Open Space
Policy H12	-	Established Residential Areas – Character and Amenity
Policy H13	-	Established Residential Areas – Loss of Features
Policy H14	-	Established Residential Areas – Site Factors
Policy T5	-	Car Parking – Designated Areas
Policy T6	-	Car Parking – Restrictions

#### 2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S3	-	Housing
Policy S6	-	Transport
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity

Policy H1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
Policy H15	-	Density
Policy H16	-	Car Parking
Policy T1	-	Public Transport Facilities

### 3. Planning History

- 3.1 CE2001/2182/F Demolition of existing Co-Op store and 2 no. dwellings. Construction of single storey supermarket and 1 no. 2 storey detached dwelling house. Approved 7th November, 2001.

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 Welsh Water: No response received.

#### Internal Council Advice

- 4.2 Transportation Manager: No objection subject to provision of secure cycle parking.

### 5. Representations

- 5.1 Hereford City Council: No objection.
- 5.2 Local residents - 14 letters of objection have been received. The comments made can be summarised as follows:
- Loss of privacy.
  - Approved detached dwelling is the preferred option.
  - Inadequate parking.
  - Noise and disturbance.
  - Loss of light and overbearing impact.
  - Impact upon boundary treatment.
  - Development will prevent lorry movements on site.

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 In relation to the principle of development, the application site falls within the Established Residential Area as identified in the adopted Hereford Local Plan. It is of further note that an extant permission exists on this site for residential development. On this basis it is assessed that the principle of this scheme can be supported with the acceptability of this proposal resting upon the details of the development. It is considered that the following matters are the key issues for consideration in the assessment of this proposal:
- Residential Amenities
  - Transportation Issues
  - Design and Visual Amenities

## 6.2 Residential Amenities

The revised proposal has a larger footprint to that of the approved single dwelling but is nevertheless a two storey building. The Co-Op store is a single storey unit but the wider area is generally characterised by two storey dwellings. The scale of the proposal is therefore considered acceptable in this location.

- 6.3 Turning to the physical impact of the proposal, the siting of this proposal, and the relative distances to neighbouring properties is such that the only property likely to be affected is the neighbouring dwelling to the west, No. 71 Holme Lacy Road. The closest property on Mountbatten Court will be in the region of 23 metres away from the rear of the proposal, with properties on Walton Close being in excess of 30 metres away at the closest point. Having regard to the front elevation of this proposal, and in consideration of the extant permission on this site, it is considered that the properties opposite the site on Holme Lacy Road will not be adversely affected by this scheme. Returning now to No. 71 Holme Lacy Road, it is of note that the only habitable window in the side facing elevation of this property is a secondary opening, a larger primary opening being found in the rear. The proposal will be in the region of 4.5 metres away at the closest point and the maximum projection is approximately 5.5 metres beyond the rear elevation of the original dwelling house. Having regard to the relationship of these properties and the extant permission on this site, it is assessed that the impact upon residential amenities for this neighbouring property will be within acceptable limits. A restrictive condition will prevent the introduction of new window openings, together with a further restrictive condition requiring obscure glazing in the relevant window opening, in the interests of preserving the amenities of the neighbouring properties. It is considered that no undue noise disturbance will result from this proposal, however, conditions to restrict the construction times will be attached in the interests of the amenities of the locality.

## Transportation Issue

- 6.4 The proposal will be served by four spaces, one per unit. This falls below the 1.5 per unit required by the adopted Hereford Local Plan, but is in accordance with the requirements of the emerging Herefordshire Unitary Development Plan (Revised Deposit Draft). The Transportation Manager has raised no objection subject to the provision of secure cycle parking (one per unit). The good pedestrian and cycle links to the City Centre are of note and having regard to this, it is considered that the parking provision is acceptable.
- 6.5 In other respects the parking problems for this site revolve around the adjacent Co-Op store, and therefore are not for consideration as part of this application. However, in relation to the movement of delivery vehicles around the Co-Op store it is advised that this proposal falls entirely within the site boundary for the approved dwelling. It is of further note that the aforementioned approved scheme had a 2 metre high boundary wall. This proposal has a plinth wall only. Vehicle movements will therefore not be restricted by this proposal. The remaining Co-Op boundary treatment falling outside of this application site, which was raised as a point of concern by local residents, is not affected by this application.

## Design and Visual Amenities

- 6.6 The proposal is designed with a front elevation intended to reflect the character and appearance of the locality. The front elevation attempts to create the appearance of a

detached dwelling, picking up the bay projection commonplace in this area. The design having regard to the site context, is considered acceptable in this instance. It is assessed that this proposal will preserve the character and visual amenities of the locality.

## **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 (Development in accordance with amended plans).**

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

- 3. B01 (Samples of external materials).**

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

- 4. E18 (No new windows in specified elevation).**

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

- 5. E19 (Obscure glazing)**

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

- 6. F16 (Restriction of hours during construction).**

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

- 7. F39 (Scheme of refuse storage).**

**Reason: In the interests of amenity.**

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

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

- 9. G04 (Landscaping scheme (general)).**

**Reason: In order to protect the visual amenities of the area.**

- 10. G05 (Implementation of landscaping scheme (general)).**

**Reason: In order to protect the visual amenities of the area.**

- 11. 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.**

**12. H27 (Parking for site operatives).**

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

**13. 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.**

**Informatives:**

- 1. N01 - Access for all.**
- 2. N03 - Adjoining property rights.**
- 3. HN01 - Mud on highway.**
- 4. HN04 - Private apparatus within highway.**
- 5. HN05 - Works within the highway.**
- 6. HN10 - No drainage to discharge to highway.**
- 7. N15 - Reason(s) for the Grant of Planning Permission.**

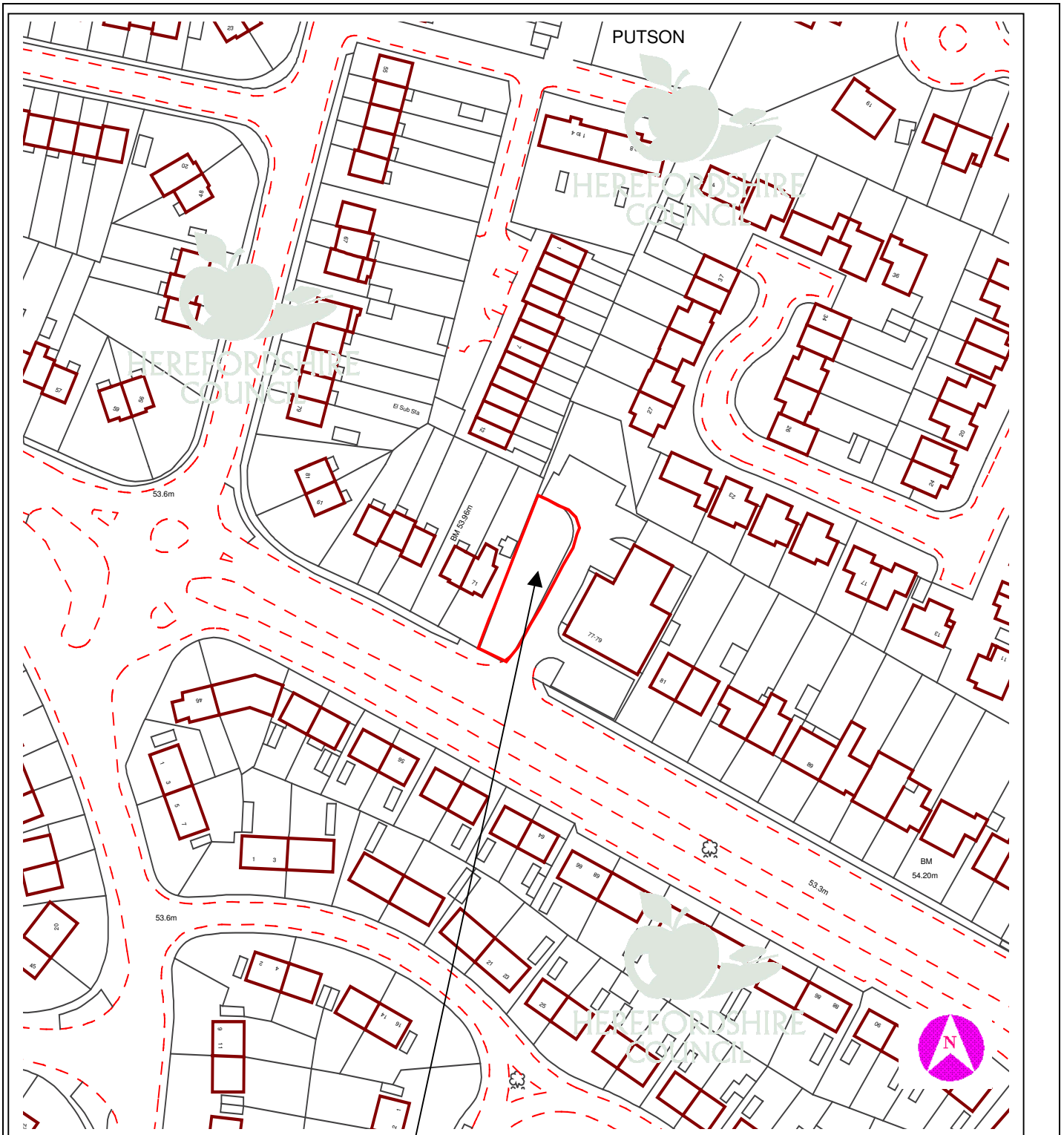
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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCE2006/0989/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Land adjacent to Co-Op Store, Holme Lacy Road, Hereford, HR2 6DF

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