

## **13 DCSE2006/1173/F - CONVERSION OF GARAGE INTO BEDSIT AT GARAGE AT REAR OF 1 HENRY STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7AA.**

**For: Kingsley Builders Ltd. per Mr. F. Granville F.G. Design, 6 Denmark Drive, Sedbury, Chepstow, Monmouthshire, NP16 7BD.**

**Date Received: 19th April, 2006    Ward: Ross-on-Wye East    Grid Ref: 60108, 24119**  
**Expiry Date: 14th June, 2006**

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

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

1.1 Planning permission was granted in November 1999 for re-building a garage with residential flat above at the eastern end of Corpus Christi Lane. The building adjoins the yard of retail premises at 1 Henry Street and, to the north, a residential property (2 Henry Street). There is a considerable difference in ground level between Corpus Christi Lane and Henry Street, such that the rear upstairs window of the garage/flat is just above the level of the yard of 1 Henry Street.

1.2 It is proposed to convert this garage/flat into two residential units. The main change to the existing flat would be a new external spiral staircase from the adjoining land (part of a new courtyard to be formed at 1 Henry Street), incorporation of the internal staircase into the lounge and insertion of a rooflight to compensate for blocking up the rear bedroom window. The ground floor flat would be accessed through the existing front door, with a lounge with kitchen area occupying the front part of the building, a bedroom with en-suite wc/shower to the rear. The garage doors would be replaced by four windows with vertical wooden boarding below. A new door would be formed in the adjoining wall to gain entry to the upper flat's staircase and the wall would be rebuilt in stone to a reduced height (about 3.5m).

### **2. Policies**

#### **2.1 South Herefordshire District Local Plan**

Policy SH5	-	Housing Land in Ross on Wye
Policy C23	-	New Development affecting Conservation Areas
Policy GD1	-	General Development Criteria
Policy 5(Part 3)	-	Housing in Built-up Areas

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

Policy H2	-	Hereford and the Market Towns : Housing Land Allocations
Policy H16	-	Car Parking

### **3. Planning History**

3.1 SE1999/2634/F    Re-build garage and form one bed flat over.    -    Approved  
18.11.99

#### **4. Consultation Summary**

##### Statutory Consultations

- 4.1 Environment Agency has no objections in principle but recommends conditions be included relating to contamination and drainage.
- 4.2 Welsh Water Authority objects to the proposals which would overload the public sewerage system unless conditions prevent occupation prior to the completion of essential works planned for completion by 1 April 2010.
- 4.3 Traffic Manager has no objection to the grant of permission. A garage parking space will be lost. However this is a sustainable location (town centre), and in line with Government Policy Guidelines to encourage the reduction in car use, is considered acceptable. It is recommended that secure covered cycle parking be provided in order to promote an alternative and sustainable mode of transport.
- 4.4 Conservation Manager has no objections from an architectural point of view.

##### Internal Council Advice

#### **5. Representations**

- 5.1 Ross on Wye Parish Council comments that the removal of the garage is considered to be detrimental to an area already congested by on-street parking. The reduction of any parking facilities would exacerbate the problem.

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. Officer's Appraisal**

- 6.1 This building is on the periphery of the commercial part of Ross on Wye and adjoins residential properties in Henry Street, Crofts Lane and Corpus Christi Lane. Residential use is therefore appropriate. The two units formed would be small (about 30m<sup>2</sup> internal floor space) and with limited light/outlook in the bedroom. The ground floor bedroom would rely on borrowed light from the front window, the first floor a rooflight. There would be no private amenity space. Nevertheless as a 1 or 2-person unit these would not provide unacceptable living conditions.
- 6.2 Corpus Christi Lane is the access road to the rear of shops in Gloucester Road and the land to the south of the application site is private car parking. The loss of a garage together with one extra residential unit could add to the pressures as there are very few opportunities for on-street parking in Corpus Christi Lane. The flats are in the town centre however with ready access to public transport and a full range of facilities within walking distance. In this location, as the Traffic Manager points out, car parking is not essential and the lack of parking is not good grounds to refuse planning permission.
- 6.3 A consultant engineer's report, in response to Welsh Water objections is to be submitted. Welsh Water have advised that if surface water flows can be restricted to offset additional flows this may be sufficient to overcome their objections.

**RECOMMENDATION**

That subject to Welsh Water withdrawing their objection the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

**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 C02 (Approval of details)**

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

**Informative(s):**

**1 - N15 - Reason(s) for the Grant of Planning Permission**

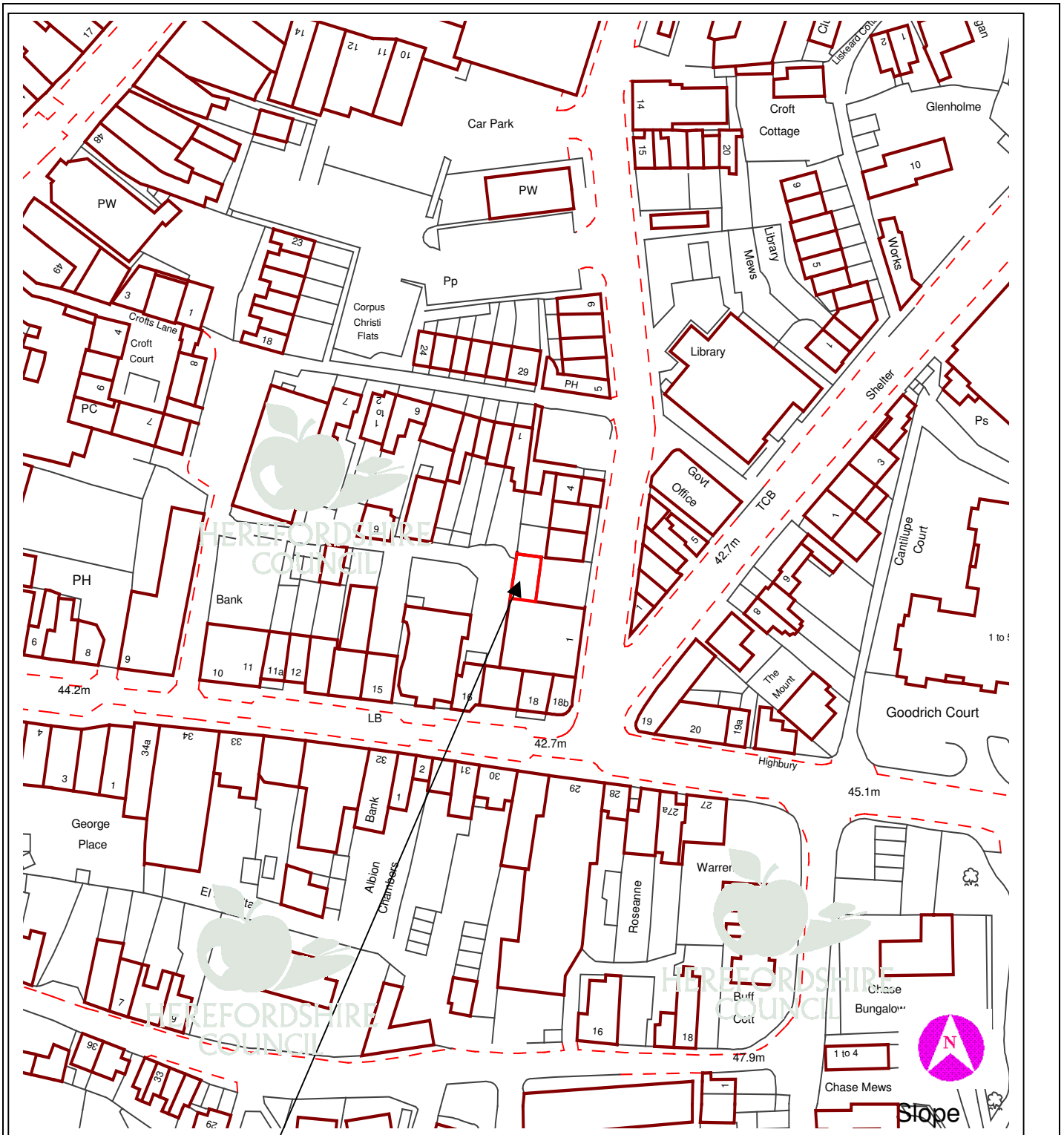
Decision: .....

Notes: .....

.....

**Background Papers**

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

**APPLICATION NO:** DCSE2006/1173/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Garage at rear of 1 Henry Street, Ross-on-Wye, Herefordshire, HR9 7AA

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005