

**14 DCSE2006/1176/F - ERECTION OF 2 NO. HOUSES (SEMI-DETACHED) AT LAND ADJACENT 1 HENRY STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7AA.**

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

**Date Received: 19th April, 2006    Ward: Ross-on-Wye East    Grid Ref: 60116, 24118**  
**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 The application site comprises part of the yard of retail premises at 1 Henry Street. It is about 12 m x 11 m in area. To the north of the site are Victorian houses (2-4 Henry Street) and to the west is a garage with a small flat on first floor. The site is on the edge of the town centre, with retail and other commercial properties in Gloucester Road and on the east side of Henry Street; on the west side of Henry Street, Corpus Christi Lane and Crofts Lane there are residential properties.
- 1.2 It is proposed to erect two houses attached to 2 Henry Street. They would be similar in style to the latter but set back at both front and back and lower at eaves and ridge level. The new houses would match but be handed so that the entrance doors adjoined. Each house would have 3 bedrooms, one of which would occupy the roof space and be lit by rooflights of both elevations. A small courtyard 3 or 4 m deep would be formed at the rear on the houses. No off-street car parking is proposed.

## **2. Policies**

### **2.1 Planning Policy Guidance**

PPG3                    -            Housing

### **2.2 Hereford and Worcester County Structure Plan**

Policy CTC18        -            Development in Rural Areas

### **2.3 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 | SH950066/F      | Change of use to A1 retail | - | Approved   |
|     |                 |                            |   | 5.4.95     |
|     | DCSE2004/1079/F | 2 dwellings                | - | Not        |
|     |                 |                            |   | determined |

### 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.

#### Internal Council Advice

- 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 does not object in principle but raises concerns regarding the rooflights and points out that the design would benefit from provision of a chimney.

### 5. Representations

- 5.1 Town Council comments that there is insufficient off-street parking provision and considerable concerns were expressed about the adverse impact on an already overloaded sewerage system.

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 The proposal raises three main issues: firstly the effect on the street scene and the character and appearance of the Conservation Area, secondly whether off-street parking is necessary and thirdly, whether the development can be drained acceptably.
- 6.2 The site is a small gap in an otherwise built up frontage, now that new houses have been built at the other end of the adjoining terrace (2-4 Henry Street). The retail shop is not part of the Gloucester Road frontage but has a wide shop front along Henry Street. The yard is not attractive and in principle development would enhance the street scene. The proposed houses are acceptable in both design and scale in this location and I consider that they would contribute positively to the character and appearance of this part of Ross on Wye Conservation Area. The applicant's agent has agreed to add a chimney and delete the rooflights from the front elevation.

- 6.3 The Council's car parking standards have for a considerable time allowed for reduced provision within Ross on Wye town centre. Thus Appendix 4 of the South Herefordshire District Local Plan states that "parking within a proposed development may be reduced in full or in part depending on local circumstances". Subsequently Government advice has stressed the need to restrict car parking in order to encourage use of public transport and this approach is reflected in the Herefordshire Unitary Development Plan (Revised Deposit Draft). This site is very close to the town's bus terminus in Cantilupe Road, with all the shops and facilities of the town within walking distance. In these circumstances it would be acceptable to allow development without off-street parking. This would be consistent with the Council's decision to allow housing on the site adjoining 4 Henry Street, which similarly has no private car parking. Secure cycle parking may not be practicable.
- 6.4 The public sewerage system in this part of the town is overloaded and it would not be acceptable to exacerbate this situation. A scheme was devised to ensure that surface water flows into this combined sewerage system would be restricted in connexion with the earlier application (DCSE2004/1079/F). Welsh Water has indicated that this may be acceptable for this proposal and a consultant's report is being prepared.

## **RECOMMENDATION**

**That subject to Welsh Water withdrawing their objection and subject to acceptable revised elevational drawings 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.**

**3 E17 (No windows in side elevation of extension)**

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

**4 If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a site investigation and method statement has been submitted, and obtained written approval from the local planning authority. The Method Statement must detail how this unsuspected contamination shall be dealt with.**

**Reason: To ensure that the development complies with approved details in the interests of protection of Controlled Waters.**

- 5 Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the local planning authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

**Reason:** To protect Controlled Waters by ensuring that the remediated site has been reclaimed to an appropriate standard.

- 6 Upon completion of the site investigation and method statement, the development of the site shall be carried out in accordance with the approved Method Statement.

To ensure that the development complies with approved details in the interests of protection of Controlled Waters.

**Informative:**

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

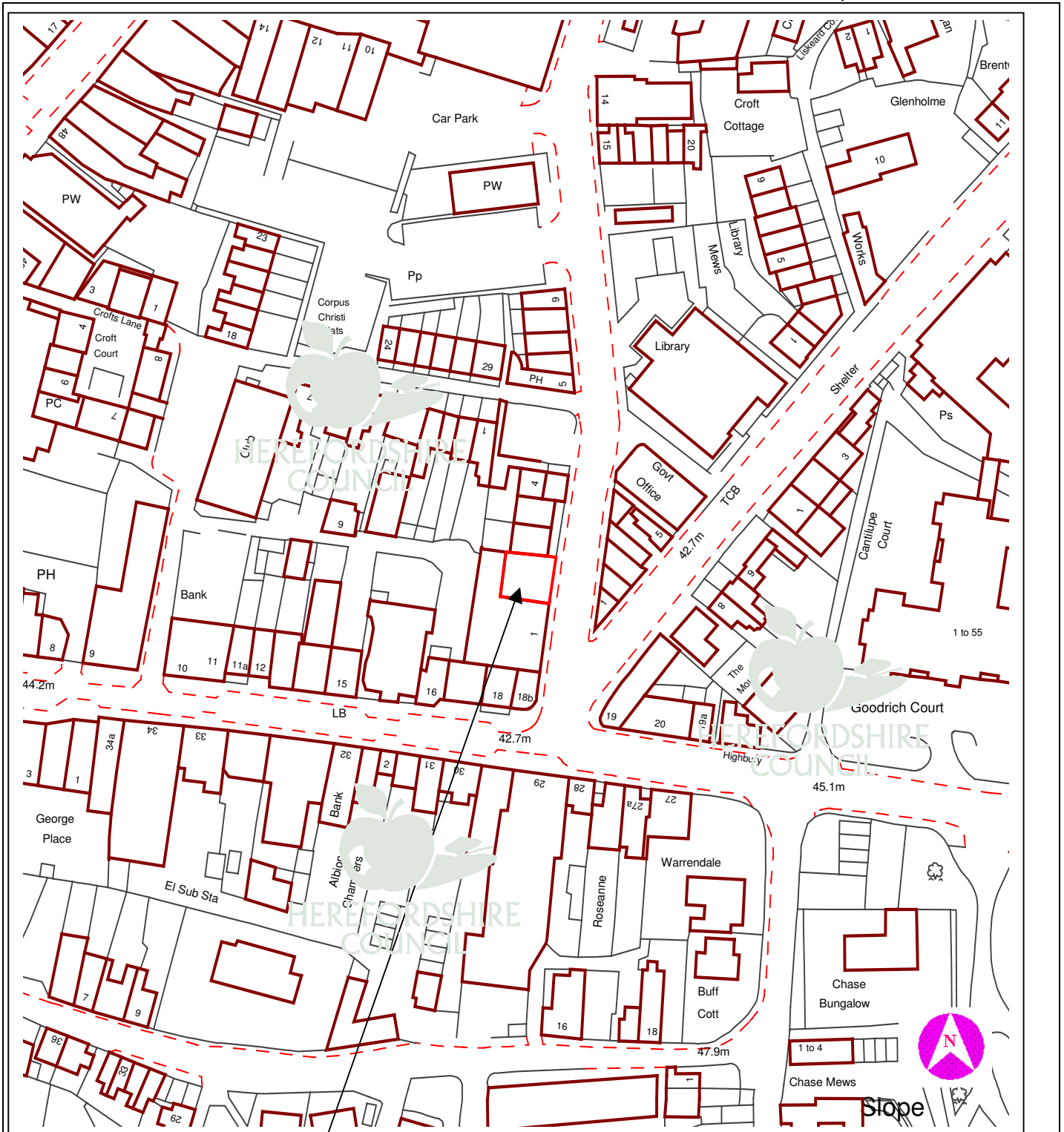
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSE2006/1176/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Land adjacent 1 Henry Street, Ross-on-Wye, Herefordshire, HR9 7AA

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