

15 DCSE2006/1180/F - CREATION OF 2 X 1 BED FLATS IN LIEU OF 1 X 2 BED MAISONETTE AS CURRENTLY APPROVED. CREATION OF 2 OFFICES IN LIEU OF 1 OFFICE AS CURRENTLY APPROVED. INCREASE HEIGHT OF PART OF EX. ROOF AT 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: 60111, 24107

Expiry Date: 14th June 2006

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

1. Site Description and Proposal

- 1.1 The application site comprises commercial premises on the west side of Henry Street, which adjoin the rear of properties in Gloucester Road and front the eastern end of Corpus Christi Lane. The bulk of this building, which is at various levels and includes a basement, is currently used as a retail shop. The proposal is to divide the ground floor shop into two units with additional stores and facilities at upper basement level; form two one-bedroom flats at basement and ground floor levels from the area to the rear of the shop and the rear part of the basement, and 2 offices from the front part of the basement. The main external changes would be alteration to the roof over the rear part of the building, reduction in the level of the yard so that full height windows can be formed at basement level, plus formation of a courtyard for the flats and new steps down to the offices.
- 1.2 The submitted drawings also include proposals for a pair of semi-detached houses which would occupy the remainder of the yard and for conversion of the adjoining garage in Corpus Christi Lane into a bedsite. Planning applications have been submitted for these proposals which are the subject of separate reports.

2. Policies

2.1 Planning Policy Guidance

| | | |
|-------|---|-------------------------------------|
| PPG6 | - | Town Centres and Retail Development |
| PPG13 | - | Transport |

2.2 Hereford and Worcester County Structure Plan

| | | |
|--------------|---|------------------------------------|
| Policy E17 | - | Location of Office Accommodation |
| Policy CTC9 | - | Development Criteria |
| Policy CTC18 | - | Use of Urban Areas for Development |

2.3 South Herefordshire District Local Plan

| | | |
|--------------------|---|--|
| Policy C23 | - | New Development Affecting Conservation Areas |
| Policy RT1 | - | Ross on Wye Town Centre |
| Policy 17 (Part 3) | - | Re-Use of Existing Buildings |
| Policy 24 (Part 3) | - | Under-Used/Vacant Upper Floors |

2.4 Herefordshire Unitary Development Plan (Deposit Draft)

| | | |
|--------------|---|--|
| Policy H2 | - | Hereford and the Market Towns : Housing Land Allocations |
| Policy TCR8 | - | Small Scale Retail Development |
| Policy TCR10 | - | Office Development |

3. Planning History

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|-----|---------------|---|---|---------------------|
| 3.1 | SH950066PF | Change of use to A1 retail. | - | Permitted 5.4.95 |
| | SE2004/1077/F | Conversion of shop premises to form 2 shops, office unit and apartment. | - | Approved 9.2.05 |

4. Consultation SummaryStatutory Consultations

- 4.1 Welsh Water 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 1st April, 2010.

Internal Council Advice

- 4.2 Traffic Manager notes that there is no car parking provision included. 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 cycle parking be provided in order to promote an alternative and sustainable mode of transport.
- 4.3 Head of Conservation does not wish to object from an architectural point of view.

5. Representations

- 5.1 The 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.
- 5.2 One letter of objection has been received. The following reasons are given:

- (1) The increase of the height of the roof will obstruct the light to the rear of 18 Gloucester Road.
- (2) Since the building is let as commercial property this will affect the people in the offices.
- (3) The basement and Annette Hair fashions are also let as shops which will be darker than they are now, since buildings of some height already surround them.
- (4) Since part of the existing planning application overhangs the yard of 18 Gloucester Road not enough attention is being paid to how the application affects this property.

The full text of this letter 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 These premises are currently in retail use and adjoin the defined primary shopping frontage in Gloucester Road. To the north of the yard of these premises are residential properties with further commercial uses on the opposite side of Henry Street and in Cantilupe Road. The proposed mix of uses (retail on ground floor, with flats on basement and ground floor and office in basement) is appropriate in this location. Policy RT10 (South Herefordshire District Local Plan) encourages re-use of vacant upper floors above shops for residential, shop or office purposes and this principle surely applies also to basements.
- 6.2 No parking is proposed as the yard is the subject of another application for the erection of new housing but in this town centre location is not essential. Government guidance in PPG13 seeks to reduce the amount of parking in new development in order to encourage use of public transport. For this small mixed use scheme in a town centre no parking provision would accord with both central and emerging local planning policies.
- 6.3 The main changes to external appearance relate to the side elevation. These are considered to be acceptable and would ensure good lighting to the basement. The concern of the neighbour regarding loss of light is appreciated. Nevertheless any adverse impact is not considered to be significant and would not be sufficient grounds to refuse planning permission.
- 6.4 The proposal is a revision of an earlier scheme (DCSE2004/1077/F) to which Welsh Water did not object. A consultant engineer showed that surface water flows could be restricted to an agreed discharge rate to the combined sewerage system. This would ensure that existing flows were either reduced or no greater than at present. Further work is being undertaken to overcome the current objection and will be reported at the Committee Meeting.

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:

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

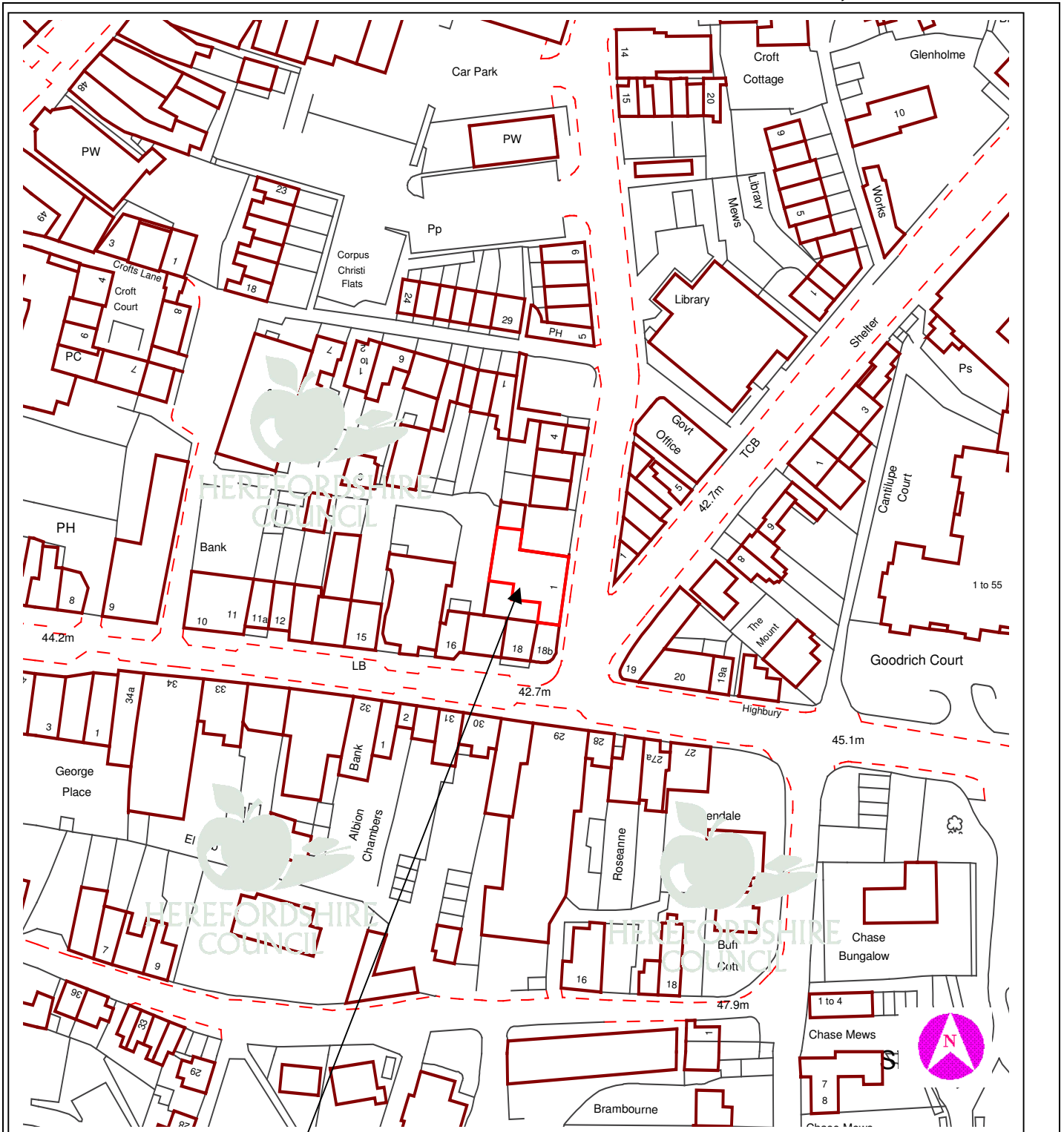
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/1180/F

SCALE : 1 : 1250

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

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