

6 DCNC2006/0817/F - DEMOLITION OF EXISTING HOUSE AND GARAGE AND RESIDENTIAL DEVELOPMENT COMPRISING OF 4 APARTMENTS, 3 TOWNHOUSES WITH 7 PARKING SPACES AT 55 NEW ROAD, BROMYARD, HEREFORDSHIRE, HR7 4AL

For: C L H Industries Ltd, Boughton Butler Architects, Design Studio, 6 Sansome Walk, Worcester, WR1 1LH

Date Received:
15th March 2006

Ward: Bromyard

Grid Ref:
65133, 54466

Expiry Date:
10th May 2006

Local Member: Councillor P Dauncy & Councillor B Hunt

This application was deferred at the last meeting for a site inspection by Members of the Northern Area Planning Sub-Committee.

1. Site Description and Proposal

- 1.1 The site lies within the market town of Bromyard, within an established residential area and the Settlement Boundary, on the A44.
- 1.2 The proposal is to demolish the house and garage at number 55 New Road and to construct four apartments and three houses. Two of the apartments will be single bedrooomed units, and the remaining five units will be two bedrooomed.
- 1.3 The existing dwelling uses the local mains drainage for all its surface and foul waste disposal. The proposal would use existing servers for foul waste only, and a soak-away for all surface water disposal. The total predicted foul water drainage to the mains sewer is far less than that currently disposed for the existing dwelling surface and foul waste combined.
- 1.4 The walls are proposed to be constructed from facing brick with slate roofs.
- 1.5 Parking spaces are provided, with one space per dwelling, and the existing access is to be slightly adjusted in accord with the Transportation Manager's recommendation.
- 1.6 This is a 0.09 ha site with a proposal for seven dwelling units. The existing dwelling takes up 135.72m² of land whilst the proposal takes up 255.7m², an increase of nearly double the building site plan. The proposal removes the garage and reflects the design of buildings opposite.

2. Policies

2.1 Malvern Hills District Local Plan

Housing Policy 2 – Development in Main Towns
Housing Policy 3 – Settlement Boundaries
Housing Policy 17 – Residential Standards
Environment Policy 13 – Water Resources
Landscape Policy 8 – Landscape Standards
Transport Policy 3 – Provision for Pedestrian and Cyclists
Bromyard Housing Policy 1

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

S1 – Sustainable Development
S2 – Development Requirements
S3 – Housing
DR1 - Design
H1 – Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
H15 - Density

2.3 National Policy

Planning Policy Guidance 3 – Housing
Planning Policy Statement 6 – Planning for Town Centres

3. Planning History

- 3.1 DCNC2005/1992/F - Proposed erection of a detached 4 bedroom dwelling - Approved 11th January 2005
- 3.2 DCNC2004/3449/O - Outline application for site for detached house with garage, new vehicular and pedestrian access - Approved 9th December 2004
- 3.3 DCNC2004/3187/F - Proposed first floor extension and conservatory to the east - Approved 4th November 2004

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water initially objected to the proposal, but withdrew their objection for the following reasons:

"Further to our consultation response dated 30th March 2006 to the planning application for the above development, we would wish to offer the follow comments:-

From recent investigations on-site, it has established that surface water run-off from the existing property discharges to the public combined sewerage system. On demolition of the existing property, the developer has agreed to discharge the surface water from the new developments to soakaways, which we can confirm is sufficient to offset the increase in foul flows to the public sewerage system.

We are now satisfied that the development will not result in an increase in flows to the public sewerage system and would request that our objection be withdrawn to the planning application. However, we would ask for the following conditions and advisory notes(see final recommended conditions).

Internal Council Advice

- 4.2 The Transportation Manager raises no objection subject to the applicants revised drawings of 6th April 2006 amending the width of the access roads to 3.5m and adding cycle storage provision.

5. Representations

- 5.1 A total of 8 letters of objection have been received to the proposal. The concerns raised can be summarised as follows:-

- Demolition of a focal Bromyard dwelling
- Overdevelopment
- Highway safety and traffic access
- Drainage problems
- Lack of parking
- Recommendation to List Kerrioth House
- Overlooking and loss of privacy amenity issued
- Inadequate recreation facilities/amenity space proposed on site

- 5.3 Bromyard Town Council state:

"My Town Council's Planning Committee resolved not to support this application. My Council could not support this proposal for the following reasons:-

- The development proposed represents an overdevelopment of the site which is unsympathetic in terms of density and design with that of neighbouring dwellings.
- Welsh Water in a letter dated 27th March 2006 to a concerned local resident state that "as a result of the recent sewage flooding" its Network Development Consultant has "requested that the Local Planning Authority oppose any further development in Bromyard, as a result of the demands this would place on the sewerage system". To grant permission for this redevelopment at the present time, which involves an increase in the number of dwellings on this site from 1 to 7, would be at variance with that advice.
- The site layout plan shows that vehicular access is proposed at the junction of a private drive with the Bromyard Bypass (A44) in close proximity with its junction with the B4214 road. The increase in vehicular traffic generated by the development proposed, would not be in the interest of the safety and flow of traffic.
- The Council also recommend that consideration be given to listing the existing detached house on this site."

- 5.4 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford, and prior to the Sub-Committee meeting.

6. Officers Appraisal

6.1 The application is clearly locally sensitive with a wide range of concerns identified and summarised above. It is considered that the key issues for consideration in the determination of the application are as follows:-

- a) the principle of demolition of the existing dwelling
- b) the impact of the scale and character of the proposal on the site and its surroundings
- c) potential for listing Kerrioth House, the existing dwelling
- d) the impact on residential amenity of neighbouring occupiers
- e) highway safety and access issues
- f) on-site parking
- g) drainage issues
- h) lack of recreation facilities on site

a) Principle of Demolition

The dwelling is neither a listed building, nor sited within Bromyard Conservation Area. Consequently, it is not considered that there are any sustainable grounds to prevent demolition of this property.

b) Impact of Scale and Character of the Proposal

The proposal is located in an existing, established residential area of Bromyard by the busy A44 road. There are detached dwellings adjacent and terraced and semi-detached dwellings opposite. The proposal is in accordance with Planning Policy Guidance 3: Housing, density recommendations. In this Officer's opinion, there is no policy objection on that ground.

c) Listing

The Conservation Manager has been alerted to the suggestions from consultees. The Case Officer is advised, that unless English Heritage officially decide to investigate the property for listing, no policy objection can be made on this ground.

d) Impact on Local Amenity

This is an existing residential area, and local residents and Town Councils objections are noted.

Overlooking is a concern expressed by residents regarding this proposal, however it is clear both on paper and on site that the current property has a similar frontage and it is only the proposed additional rear footprint and building on which these concerns can be raised.

The proposed 3 town houses are all recessed back from the main frontage of the building and are further from the new dwelling in No. 55's garden than the current Kerrioth House. In addition, they are over 25m from numbers 4 and 61 New Road. The proposal is also over 15m from number 1 Jenks Orchard and has no direct views to this property, having no windows on the southern elevation.

It is important to note that though a 3-storey proposal, the third storey is within dormers and gables, and with sloping site levels this is lower than both 1 Jenks Orchard and the

new adjacent 2-storey dwellings and that houses opposite on New Road are of a similar two storeys plus third storey in roof dormers.

Within the terms of current local and national policy guidance, in your officer's opinion this is not considered of sufficient amenity loss to merit a refusal.

e) Highway Safety and Access Issues

The objections from local residents and the Town Council are noted. However the Transportation Manager has no objection to the revised access scheme and, though your officer shares these concerns, it is not considered sufficient to warrant refusal.

f) On-site Parking

The proposal includes seven off street parking spaces, within a town centre location. Within the terms of current policy guidance there is no requirement for off-street parking in towns and parking is not considered a sufficient reason for refusing the proposal in this location.

g) Drainage Issues

When the initial objection for Welsh Water arrived, the applicant was advised that a refusal would result. However, the applicant discovered that currently the existing Kerrioth House uses sewers for both surface water and foul drainage. Welsh Water has no objection to the proposal if the applicants use a soak-away for all surface run-off and only the main drainage for foul drainage. Therefore, in your officer's opinion, no refusal is sustainable on drainage grounds.

h) Lack of Recreation Facilities

A proposal of this scale is not required to provide for recreational facilities on or off-site. The three houses will have private gardens. The four apartments will have a parking space only. In your officer's opinion, this is not a sustainable reason to refuse planning permission for the proposal.

6.2 Conclusion

Given all these factors, there are no sustainable reasons to refuse planning permission for the proposal and it is therefore recommended for approval subject to conditions.

RECOMMENDATION

That planning permission be recommended for approval subject to 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 (Amended plans)

Reason: To ensure the development is carried out in accordance with the amended plans.

3 - B01 (Samples of external materials)

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

4 - Foul water and surface water discharges must be drained separately from the site.

Reason: To protect the integrity of the Public Sewerage System.

5 - No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage 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.

6 - No land drainage run-off will be permitted, either directly or in-directly, to discharge into the public sewerage system.

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

7 - 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.

8 - Individual cycle parking storage for each dwelling is required. Secure and covered storage adjacent or incorporated into each dwelling.

Reason: To mitigate the parking and traffic impact of development.

9 - G01 (Details of boundary treatments)

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

10 - G04 (Landscaping scheme (general))

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

11 - F48 (Details of slab levels)

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

Informatives:

1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

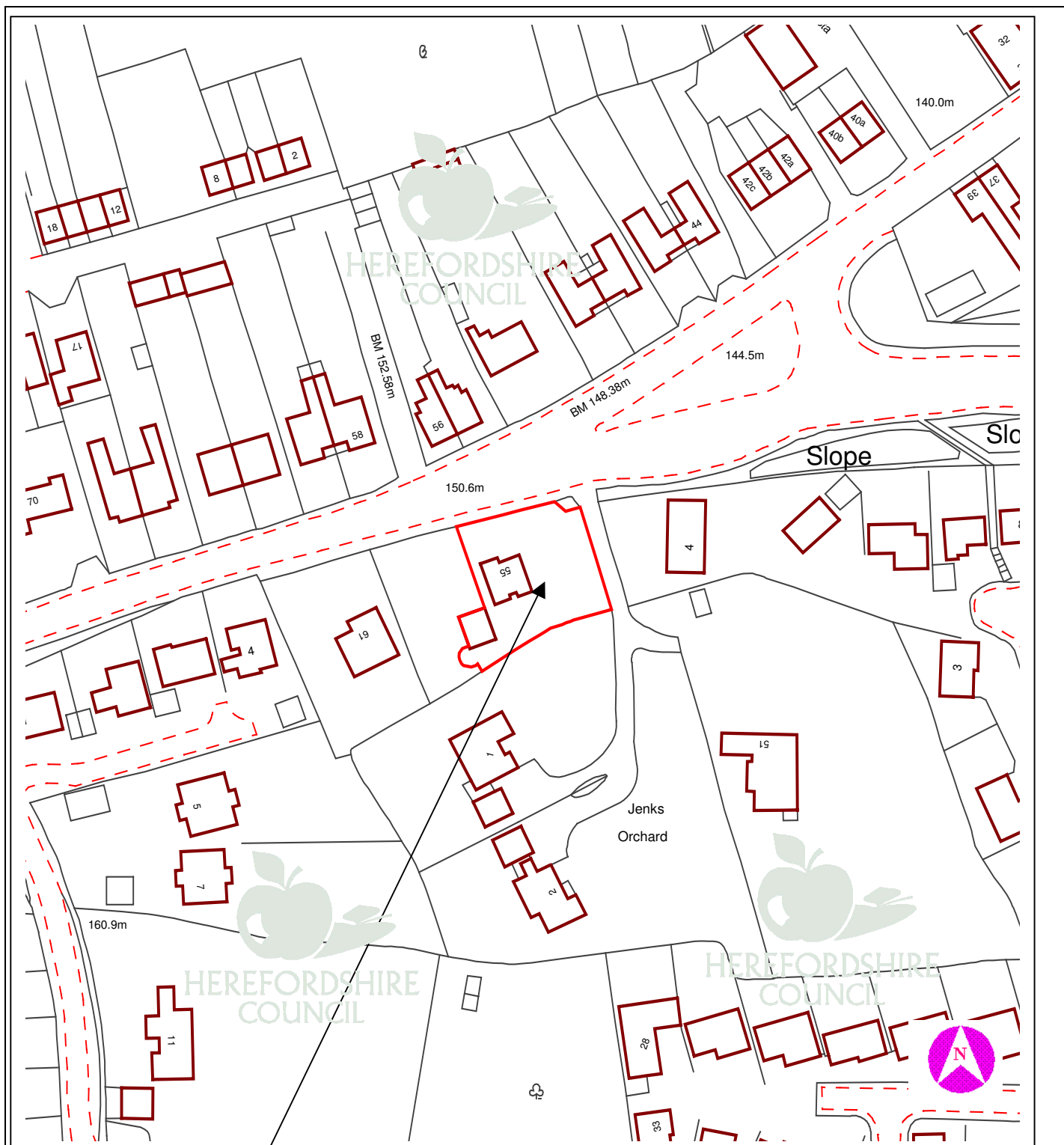
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2006/0817/F

SCALE : 1 : 1250

SITE ADDRESS : 55 New Road, Bromyard, Herefordshire, HR7 4AL

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