

9 DCCE2006/1550/F - ERECTION OF 2 NO. SEMI DETACHED DWELLINGS. PLOT 2 AT NO. 1 HOLME LACY ROAD, HEREFORD, HR2 6DP

For: Diocese of Hereford, Hook Mason, 11 Castle Street, Hereford, HR1 2NL

Date Received: 9th May, 2006

Ward: St. Martins & Hinton

Grid Ref: 50757, 38653

Expiry Date: 4th July, 2006

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

1. Site Description and Proposal

- 1.1 The site is located adjacent to the B4399 (Holme Lacy Road) on the corner of the junction providing access to St Martin's Church Hall. To the west lies a detached property known as The Rectory, to the north is a further detached property and east of the access road are playing fields. The site presently forms part of the garden associated with the property immediately to the north, 1 Holme Lacy Road and is fully enclosed by mature hedging.
- 1.2 Planning permission is sought for the construction of two semi-detached two bedroom properties to replace the approved detached four bedroom dwelling along with the creation of a new access.

2. Policies

2.1 Hereford Local Plan:

ENV14	-	Design
H3	-	Design of new residential development
H6	-	Amenity open space provision in smaller schemes
H12	-	Established residential areas – character and amenity
H13	-	Established residential areas – loss of features
H14	-	Established residential areas – site factors

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

S1	-	Sustainable development
S2	-	Development requirements
S3	-	Housing
DR1	-	Design
DR2	-	Land use and activity
DR3	-	Movement
H1	-	Hereford and the market towns: settlement boundaries and established residential areas
H13	-	Sustainable residential design
H15	-	Density
H16	-	Car parking

3. Planning History

- 3.1 DCCE2006/0296/F - Erection of 2 semi-detached residential dwellings. Application withdrawn 22nd March, 2006.
- 3.2 HC870581/PF/E - Erection of new parsonage house and detached four bedroom dwellinghouse. Approved 3rd March, 1988.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: No comments received.

Internal Council Advice

- 4.2 Traffic Manager: I suggest the roadside hedge is removed/cut back to provide 2 x 15m visibility splay towards the junction. I would also suggest that the parking is revised to give a parking area for both units in front of the properties with a turning space to the side.

5. Representations

- 5.1 Hereford City Council: Recommends refusal on the grounds of over intensive development of the site and access to the site too close to the existing road junction.

6. Officers Appraisal

- 6.1 Planning permission was approved on 3rd March, 1988 for a new detached parsonage house and a further detached four bedroom dwelling. The parsonage house was constructed following approval of planning permission but the second dwelling has never been constructed. However, the planning permission remains live through the commencement and construction of the parsonage house. The fall back position is therefore the construction of a four bedroom detached dwelling house on the site and the appraisal reflects this situation.
- 6.2 The properties are sited towards the western boundary of the site and are orientated in a southerly direction in order to minimise the impact on the amenity of the occupants of the parsonage house. The existing mature boundary hedge along the southern boundary of Holme Lacy Road is also to be retained which will mean the properties will largely be screened within the site. The design is typical of the style of property but will nevertheless compliment the design character of the area. The Traffic Manager has requested revisions to the internal parking arrangements and improvements to the visibility from the access. These matters are currently being addressed by the applicant and amended plans are awaited.
- 6.3 The concerns of the City Council are noted although they raised no objection to the previously withdrawn application earlier this year which was in fact for larger properties than is now proposed. Adequate space exists to accommodate the properties proposed and the footprint is comparable to the approved scheme which could be built at any time. It is acknowledged that the access is substandard in terms of its visibility but again the same access was approved under the 1988 planning permission and the Traffic Manager is satisfied that it can be improved to an acceptable standard.

6.4 On balance, the proposal will provide two modest two bedroom properties with adequate off street parking and private amenity space whilst at the same time creating a more acceptable relationship and juxtaposition with the existing dwelling than that which was approved in 1988. The development is considered acceptable in accordance with the development plan policies.

RECOMMENDATION:

Subject to the receipt of satisfactory amended plans relating to the access and internal parking, 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 A06 (Development in accordance with approved 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 E01 (Restriction on hours of working)

Reason: To safeguard the amenities of the locality.

5 E16 (Removal of permitted development rights)

Reason: The local planning authority wish to control any future enlargement of the properties and development within the curtilage due to the confined nature of the site.

6 G01 (Details of boundary treatments)

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

7 E17 (No windows in side elevation of extension)

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

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

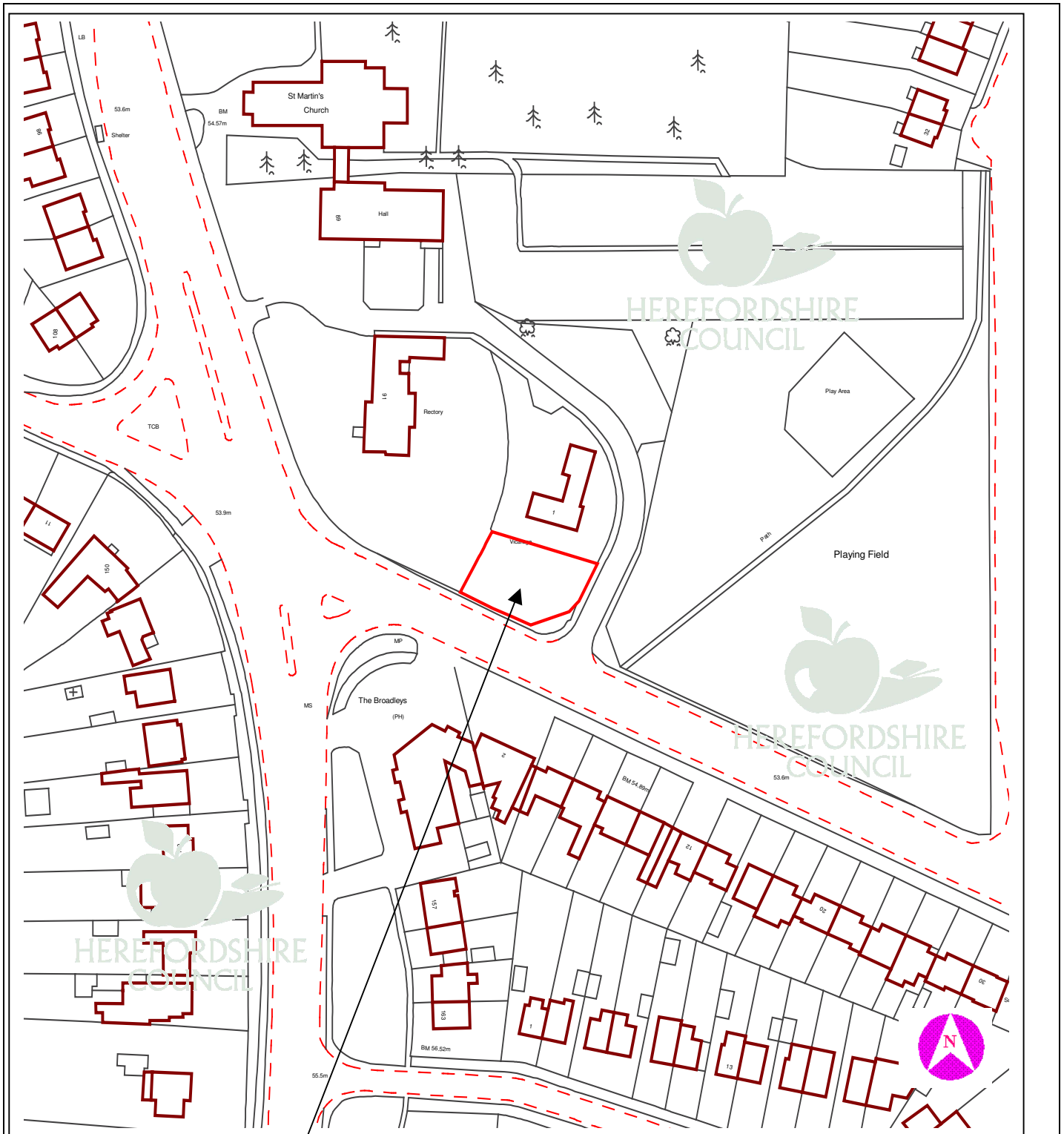
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/1550/F

SCALE : 1 : 1250

SITE ADDRESS : Plot 2 at No. 1 Holme Lacy Road, Hereford, HR2 6DP

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