

10 DCCE2006/1277/F - CONVERSION OF 4 FLATS TO 3 NO. 2-STOREY MEWS HOUSES AND 1 FIRST FLOOR FLAT; DEMOLITION OF OUTBUILDINGS AND DEVELOPMENT OF 2 NO. COTTAGES; AND EXTENSION TO EXISTING TAKE AWAY. 1-3, PEREGRINE CLOSE, HEREFORD, HEREFORDSHIRE, HR2 6BS

For: Mr. J. Rudge, Malcolm Rogers Consultancy Services, Highfields, Stanford Road, Great Witley, Worcs, WR6 6JG

Date Received: 18th April, 2006 Ward: St. Martins & Hinton Grid Ref: 51442, 38606

Expiry Date: 13th June, 2006

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

1. Site Description and Proposal

- 1.1 The site occupies a corner position bordering Hinton Road to the west, Acacia Close to the north and Peregrine Close to the south. A detached two storey brick and slated pitched roof building occupies the northern half of the site with an attached single storey garage running along the western boundary. This building is presently sub-divided into two one bedroom flats and a fish and chip shop/Chinese take-a-way at ground floor with one two bedroom and one one bedroom flat at first floor. The southern part of the site is largely set out to lawn and the curtilage is enclosed by a 1.5 metre high block wall. The site is largely surrounded by existing properties including bungalows to the north, two storey dwellings to the east and south and a detached timber framed two storey property to the west which is Grade II Listed. The site lies within the flood plain designated as both Flood Zone 2 and 3.
- 1.2 Planning permission is sought firstly for the re-arrangement of accommodation within the existing building on site to provide a single storey extension of the takeaway off the northern elevation at ground floor and sub-division of the remainder of the property into 2 No. two bedroom, and one three bedroom mews style property and a one bedroom flat at first floor. A first floor extension is also proposed off the northern elevation. Secondly, the existing single storey garage at the south western corner of the site is to be demolished and replaced with a one-and-a-half storey extension to create a further 2No. two bedroom units. The majority of the existing garden is to be changed to hardstanding to create six off road parking spaces with a further single space for the operators of the take-away proposed along side Acacia Close.

2. Policies

2.1 Hereford Local Plan:

ENV1 - Land liable to flood

ENV14	-	Design
H3	-	Design of new residential developments
H7	-	Communal open space
H12	-	Established residential areas – character and amenity
H13	-	Established residential areas – loss of features
H14	-	Established residential areas – site factors
H21	-	Compatibility of non-residential uses
CON2	-	Listed buildings – development proposals

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
DR4	-	Environment
DR7	-	Flood risk
DR13	-	Noise
H1	-	Hereford and the market towns: settlement boundaries and established residential areas
H13	-	Sustainable residential design
H14	-	Using previously developed land and buildings
H15	-	Density
H16	-	Car parking
H17	-	Sub-division of existing housing
HBA4	-	Setting of listed buildings

3. Planning History

- 3.1 HC960077PF - Erection of external extraction ducting. Approved 8th May, 1996.

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency: Comments awaited.

Internal Council Advice

- 4.2 Traffic Manager: I have concerns over the density of the proposed residential development and subsequent level of parking provision. I also note that the parking space in Acacia Close for the take-away operators is sub-standard. However, the parking appears to be acceptable for the number of units proposed. The take-away business is existing and does not appear to be significantly intensified as a result of the proposal. Recommends conditions. Comments awaited on amended plans.
- 4.3 Environmental Health and Trading Standards Manager: I am satisfied that there are no adverse environmental health implications.
- 4.4 Conservation Manager: The setting of the adjacent listed houses would not be affected by the proposed development. With regard to the building, what may have been an

interesting core has been extended numerous times and therefore its architectural merits are less than if it had remained unaltered. In spite of this it still has some features of interest. The proposed extensions providing they use appropriate materials should not be overly detrimental to the character of the complex and therefore would be acceptable.

5. Representations

5.1 Hereford City Council: Recommends refusal on the grounds of proposed over intensive development.

5.2 Ten letters of objection have been received from local residents. The main points raised are:

- 1 the proposal is an over development of the site;
- 2 the proposal will lead to further congestion on narrow roads;
- 3 there will be disruption for possibly 12 months from the building works;
- 4 the tow path walk which is enjoyed by many holiday visitors will be ruined by yet more cars blocking the route;
- 5 the take-away was originally a chip shop but now includes a Chinese which means more customers waiting longer times and more cars blocking the road;
- 6 the storage area for the take-away is being moved to Acacia Close which is not suitable for heavy vehicles;
- 7 further congestion will make it difficult for emergency vehicles to access;
- 8 the deeds of all properties in Acacia Close forbids any business activities;
- 9 the take-away has no designated off road parking;
- 10 the local highway network is not suitable for accommodating further vehicular traffic associated with the development.
- 11 no parking will be available for visitors

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

6. Officers Appraisal

6.1 The proposal is for the re-organisation of the accommodation within the existing building to change three one bedroom flats and one two bedroom flat into a one bedroom flat, two two bedroom mews houses and one three bedroom mews house along with the creation of two additional two bedroom cottages.

6.2 There is no objection in principle to the re-organisation of the accommodation within the existing building as the floor area is largely the same with the exception of a small first floor extension off the northern elevation. The additional bedrooms are being created by sub-dividing existing rooms. A further single storey extension is proposed off the northern elevation to provide a new store and preparation area for the take-away. The scale of the extensions are modest and the form and design will harmonise with the existing building and will have no additional impact on the amenity of neighbouring properties.

6.3 The second element to the proposal relates to the demolition of the existing single storey garage/food storage area and its replacement with a one-and-a-half storey building to create two two bedroom cottages. The scale of this building is modest with the height being subservient to all other buildings in the immediate locality. This will

ensure its impact on the character of the area and setting of the nearby listed building is minimised. The building has a simple form and appearance appropriate to its context and will have no additional impact on amenity enjoyed by nearby properties. As such the principle of the building in terms of its scale, design and materials is also considered acceptable.

- 6.4 The majority of the concerns expressed by objectors relate to lack of adequate parking and increased vehicle movements associated with both the additional number of units proposed and the take-away. The size of the take-away is not proposed to change and there will be no intensification of use as a result of this application in relation to the take-away usage. An additional two residential units will be created as a result of the development, which inevitably will lead to the likelihood of increased vehicle movements and a requirement for additional parking. The applicants have addressed this by providing off road parking of one space per unit. This is below the required standard particularly for a three bedroom unit, albeit this unit is modest in floor area. However, there is presently no off street parking to serve the existing four residential units or take-away and on balance the provision of one space per unit is considered to be an improvement on the existing situation. This is confirmed by the Traffic Manager who, whilst having concerns ultimately does not object to the application.
- 6.5 There remain concerns with the lack of private amenity space available to serve the units particularly given the location of the site on the fringes of the city. This issue has been addressed to a certain extent by enlarging the available space to be used as a communal garden area and although small, will provide an adequate amount of space for outdoor recreational use such as barbecues and the like. Furthermore the site is within walking distance of the King George's Playing Fields offering a range of recreational opportunities. Comments are awaited from the Environment Agency as the site lies within the flood plain. The applicants have, however, liaised with the Environment Agency prior to submission of the application and propose that the floor level of the two new cottages is above the highest recorded flood level for the locality.
- 6.6 Whilst parking and amenity space is limited, the provision of some off road parking is considered to be an enhancement of the existing situation where no off street parking exists, notwithstanding that an additional two units are proposed. On balance, therefore, the proposal is considered acceptable.

RECOMMENDATION

Subject to there being no objection from the Environment Agency by the end of the consultation period, the officers named in the scheme of delegation to officers be authorised to approve the application 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 H02 (Single access - footway)

Reason: In the interests of highway safety.

5 H06 (Vehicular access construction)

Reason: In the interests of highway safety.

6 H14 (Turning and parking: change of use - domestic)

Reason: To minimise the likelihood of indiscriminate parking in the interests of highway safety.

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 G01 (Details of boundary treatments)

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

Informative:

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

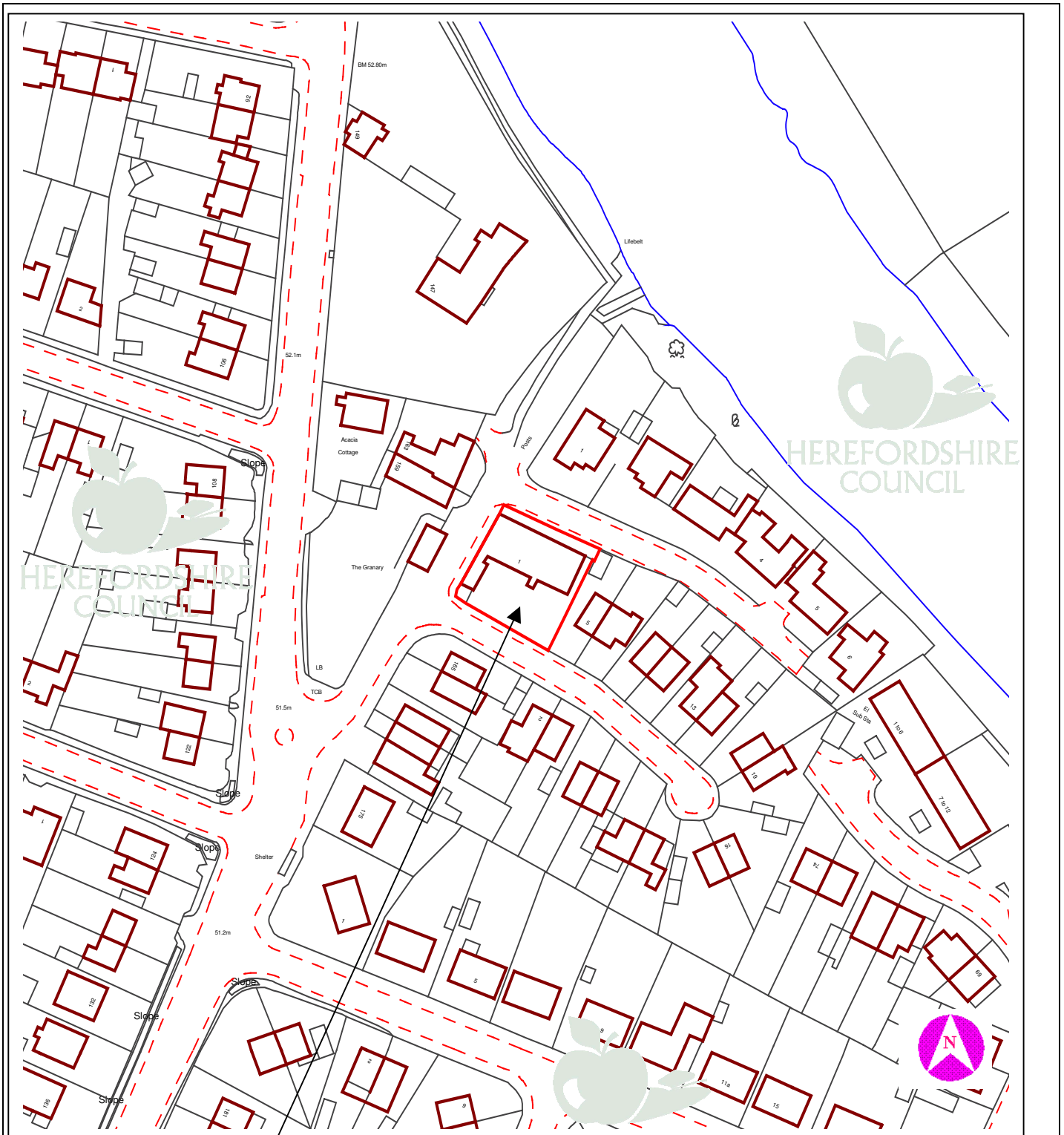
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/1277/F

SCALE : 1 : 1250

SITE ADDRESS : 1-3, Peregrine Close, Hereford, Herefordshire, HR2 6BS

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