

15 DCCW2006/1815/F - SEPARATION OF EXISTING DWELLING TO FORM TWO DWELLINGS AT 1 COPPIN RISE, BELMONT, HEREFORD, HR2 7UE**For: Mr. & Mrs. S. Crane per Mr. R. Pritchard, The Mill, Kenchester, Hereford, HR4 7QJ****Date Received: 1st June, 2006 Ward: Belmont Grid Ref: 49499, 38392****Expiry Date: 27th July, 2006**

Local Members: Councillors P.J. Edwards, J.W. Newman and Ms. G.A. Powell

1. Site Description and Proposal

- 1.1 No. 1 Coppin Rise is located at the junction of Coppin Rise with Yarlington Mill, Belmont, Hereford.
- 1.2 The proposal is to divide the dwelling, vertically, into two dwellings, one 2 bed and the other 3 bed. Four car parking spaces are proposed, two for each dwelling.

2. Policies**2.1 National:**

PPG3 - Housing

2.2 South Herefordshire District Local Plan:

Policy GD1 - General Development Criteria
Policy T3 - Highway Safety Requirements
Policy T4 - Highway and Car Parking Standards

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S1 - Sustainable Development
Policy DR1 - Design
Policy H1 - Housing
Policy H3 - Managing the Release of Housing Land
Policy H14 - Re-using Previously Developed Land and Buildings
Policy H15 - Density
Policy H16 - Car Parking

3. Planning History

- 3.1 DCCW2005/2916/F Conversion of existing dwelling to form two dwellings and erection of garage. Withdrawn 6th October, 2005.
- 3.2 DCCW2005/3340/F Conversion of existing dwelling to form two dwellings and erection of garage. Refused 28th November, 2005.

4. Consultation Summary

Statutory Consultations

4.1 None.

Internal Council Advice

4.2 Traffic Manager: No objection.

5. Representations

5.1 Belmont Parish Council: "This is the third time this applicant has submitted this application and although there are some minor changes to the frontage of the property since the last application, Belmont Rural Parish Council continues to object to this application on the following grounds:

- The proposed development will be out of character with other properties in the immediate vicinity and detract from the visual amenity of the area.
- We believe a minimum of two off road car parking spaces are required for each dwelling and feel that there is still insufficient space to park four vehicles within the remodelled frontage. Access to the parking spaces is restricted by the road sign, making it difficult, if not impossible for vehicles to access the off road parking. Furthermore, vehicles parked there (particularly in the space immediately next to the corner of the road) will obstruct visibility for those exiting from the adjacent road junction, creating a safety hazard."

The full text of this letter 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 division of this dwelling into a semi-detached two and three bedroomed dwelling should be considered in relation to its impact on the character and appearance of the area and the highway safety implications.

Character of the Area

6.2 This area of Belmont has a mix of detached, semi-detached and terraced dwellings. Opposite the property and to the one side are detached dwellings whilst to the rear there are semi-detached dwellings and to the side (west) terraced units. Therefore it is not considered that the sub-division of this dwelling into a semi-detached property would adversely impact on the visual amenity of the area.

Highway Safety

6.3 The applicant's agent has now confirmed by means of a revised car parking layout that four car parking spaces can be provided. The Traffic Manager has assessed the revised plan and is satisfied that the proposal is acceptable. It is acknowledged that access to both properties is near to the junction with Yarlinton Mill but this is also considered acceptable. All proposed parking is within the curtilage of the property, and therefore visibility at the junction will not be restricted.

Conclusion

6.4 It is not considered that the sub-division of this detached dwelling into a two and three bed semi-detached dwelling will not impact on the character and amenity of the area which has a wide range of housing types and will not detrimentally impact on highway safety. The scheme has altered since the previous refusal due to the identification of the car parking spaces, accordingly whilst the continuing concerns of the Parish Council are noted, the applicant has satisfactorily addressed the previous grounds for refusal.

RECOMMENDATION

That planning permission be granted subject to the following 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. **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. **H13 (Access, turning area and parking).**

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Informative:

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

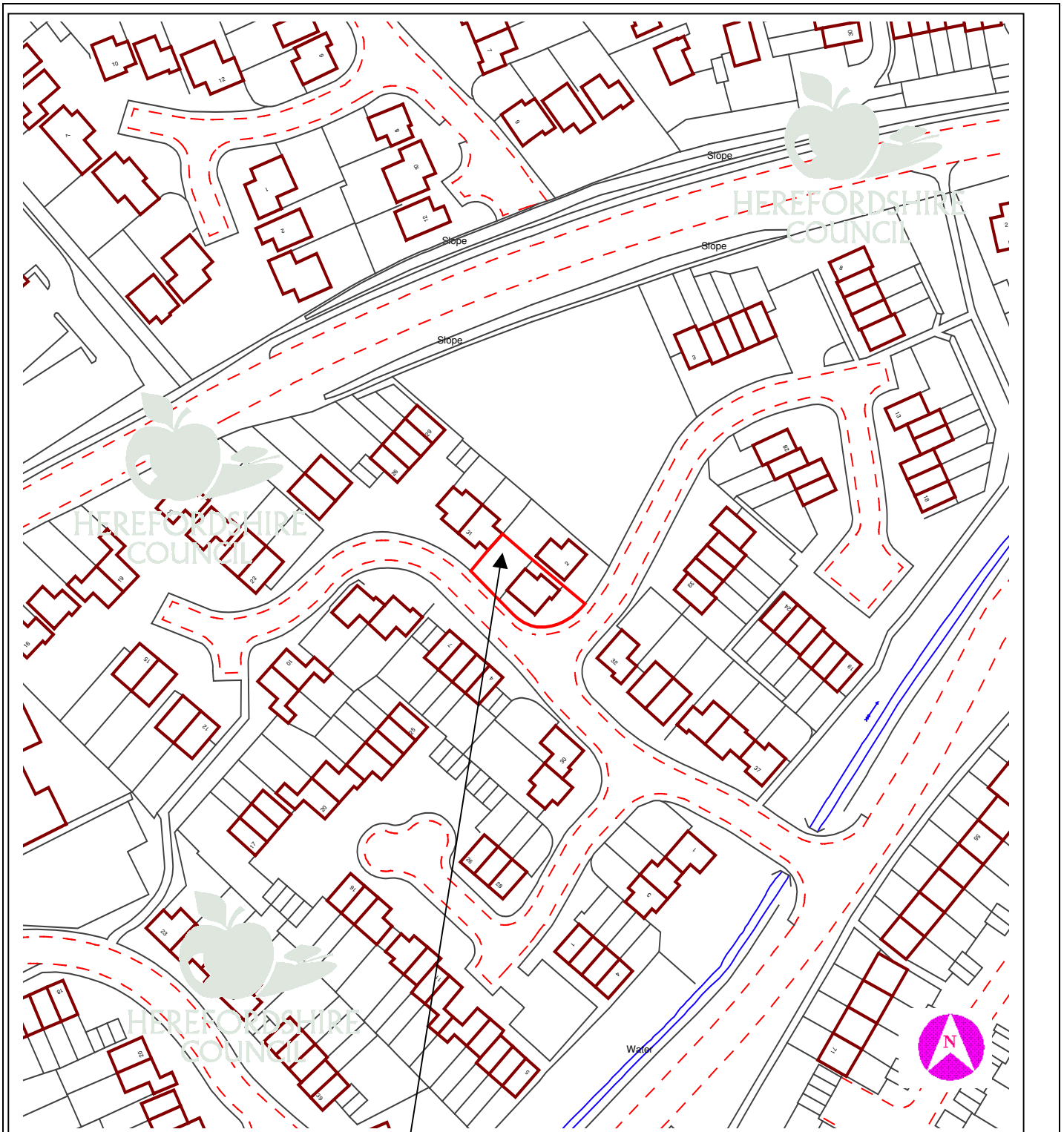
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2006/1815/F

SCALE : 1 : 1250

SITE ADDRESS : 1 Coppin Rise, Belmont, Hereford, HR2 7UE

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