

**5 DCCE2006/2641/F - ERECTION OF 4 FLATS LAND ADJACENT TO CO-OP STORE, HOLME LACY ROAD, HEREFORD HR2 6DF.****For: P.E.P. Developments Ltd, John Phipps, Bank Lodge, Coldwells Road, Holmer, Hereford, HR1 1LH.****Date Received: 8th August, 2006 Ward: St. Martins & Hinton Grid Ref: 51166, 38474****Expiry Date: 3rd October, 2006**

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

**1. Site Description and Proposal**

1. This application seeks permission for the erection of a new residential development to form four flats with associated off-street parking. This application represents the second submission for this proposal, the previous scheme (DCCE2006/0989/F) having been refused on the following grounds:

*1. The scale and massing of the proposed development would be out of keeping with the character and appearance of the locality and constitute overdevelopment of the site. The proposal is therefore contrary to Hereford Local Plan Policies ENV14, H3, H12 and H14, together with Herefordshire Unitary Development Plan (Revised Deposit Draft) Policies S2 and DR1.*

*2. The development provides inadequate off street parking facilities and, if allowed, would lead to vehicles parking and manoeuvring on the highway to the detriment of highway safety. The proposal is therefore contrary to PPG13, Hereford Local Plan Policy T5 and Herefordshire Unitary Development Plan (Revised Deposit Draft) Policies S6 and T11.*

- 1.2 The application site is within the Established Residential Area of Hereford and is located on the northern side of Holme Lacy Road. The application site is adjacent to the Co-Op Store and is currently vacant. The application site has an extant permission for a detached dwelling associated with it, having been approved as part of the redevelopment of the site by the Co-Op (CE2001/2182/F). This application as submitted reduced the length of the proposed building by 1 metre from the previous proposal and two additional parking spaces are included to the front of the site.

**2. Policies****2.1 National Policy Guidance:**

PPS1 - Delivering sustainable development  
PPG3 - Housing

**2.2 Hereford Local Plan:**

ENV14 - Design  
H3 - Design of new residential development

H6	-	Amenity open space provision in smaller schemes
H7	-	Communal open space
H12	-	Established residential areas – character and amenity
H13	-	Established residential areas – loss of features
H14	-	Established residential areas – site factors
T5	-	Car parking – designated areas
T6	-	Car parking - restrictions

### 2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

S1	-	Sustainable development
S2	-	Development requirements
S3	-	Housing
S6	-	Transport
DR1	-	Design
DR2	-	Land use and activity
H1	-	Hereford and the market towns: settlement boundaries and established residential area
H15	-	Density
H16	-	Car parking
T1	-	Public transport facilities

## 3. Planning History

- 3.1 DCCE2006/0989/F - Erection of a two storey block of 4 flats. Refused 31st May, 2006.
- 3.2 CE2001/2182/F - Demolition of existing Co-Op store and 2 no. dwellings. Construction of single storey supermarket and 1 no. 2 storey detached dwelling house. Approved 7th November, 2001.

## 4. Consultation Summary

### Statutory Consultations

- 4.1 Welsh Water: No objection subject to conditions.

### Internal Council Advice

- 4.2 Traffic Manager: No objection to revised arrangements subject to provision of secure cycle parking.

## 5. Representations

- 5.1 Hereford City Council: '...consider over development and traffic issues'.
- 5.2 Local Residents: Two letters of objection have been received from the following sources:
- Ms Ann Marie Davies, 71 Holme Lacy Road;
  - Mrs S. Puernell, 11 Mount Batten Court.

The comments made can be summarised as follows:

- Approved detached dwelling is the preferred option;
- Inadequate parking;
- Unacceptable access and manoeuvring arrangements;
- Additional two spaces are unacceptably sited.

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 As was confirmed with the previous application for this scheme, the application site falls within the Established Residential Area as identified in the adopted Hereford Local Plan and Herefordshire Unitary Development Plan (Revised Deposit Draft). It is of further note that an extant permission exists on this site for residential development. On this basis it remains the case that the principle of this scheme can be supported with the acceptability of this proposal resting upon the details of the development. It is considered that the following matters are the key issues for consideration in the assessment of this proposal:

- Residential Amenities
- Transportation Issues
- Design and Visual Amenities.

### Residential Amenities

6.2 This revised proposal has reduced the length of this development by 1 metre. In other respects the design remains as previously proposed. The development therefore retains a larger footprint to that of the approved single dwelling but is still a two storey building with a frontage reflective of the street scene. The Co-Op Store is a single storey unit but the wider area is generally characterised by two storey dwellings. In accordance with Officer advice associated with the previous recommendation, the scale of the proposal is considered acceptable in this location.

6.3 Turning to the physical impact of the proposal, it is suggested that the advice put forward in the previous recommendation remains. The siting of this proposal, and the relative distances to neighbouring properties is such that it is considered that the impact upon neighbouring properties will be within acceptable limits. The location of window openings, the relative positioning of neighbouring properties and the siting of the built form are all such that no unacceptable loss of privacy, light loss, or overbearing impact will result. A restrictive condition would prevent the introduction of new window openings, with a further restrictive condition requiring obscure glazing in the relevant window openings, in the interests of preserving the amenities of the neighbouring properties. It is considered that no undue noise will result from this proposal, however, conditions to restrict the construction times are proposed in the interests of the amenities of the locality.

### Transportation Issue

6.4 In the refused scheme, the property was to be served by four spaces, one per unit. This falls below the 1.5 per unit required by the adopted Hereford Local Plan, but as previously advised, is in accordance with the requirements of the emerging Herefordshire Unitary Development Plan (Revised Deposit Draft). Notwithstanding this, the previous application for this scheme was refused by Members on the grounds

of inadequate parking facilities leading to parking and manoeuvring on the highway to the detriment of highway safety. The particular issues of concern raised by Members related to the manoeuvring of vehicles in close proximity to the principal access point, which is shared with the Co-Op and the lack of parking. To address this issue two additional parking spaces were proposed to front of the site. These two additional spaces were, however, objected to by the Traffic Manager on the grounds that their location adjacent to the access would cause highway safety issues. These two additional spaces were therefore removed and as such the proposal reverts to the format as refused.

- 6.5 Notwithstanding the above, and in accordance with the advice associated with the previous application, the Traffic Manager has raised no objection subject to the provision of secure cycle parking (one per unit). The good pedestrian and cycle links to the City Centre are of note and although the size of the units being only one bedroom, it is considered that the parking provision is acceptable.

#### Design and Visual Amenities

- 6.6 The proposal is designed with a front elevation intended to reflect the scale, character and appearance of the locality. The front elevation creates the appearance of a detached dwelling, picking up the bay projection commonplace in this area. The design having regard to the site context, is considered acceptable in this instance. It is assessed that this proposal will preserve the character and visual amenities of the locality. To address the concerns associated with the scale and massing (refusal reason 1 associated with the previous scheme), the length of the building has been reduced by one metre.

#### Conclusion

- 6.7 The reasons for refusal associated with the previous proposal for this scheme are of note, and it is recognised that the variation between the refused scheme and the scheme as now proposed is a reduction in the length of the building by 1 metre, nevertheless, having regard to the recommendation associated with the previous application the Officer recommendation remains for approval.

### **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 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 E18 (No new windows in specified elevation).  
Reason: In order to protect the residential amenity of adjacent properties.
- 5 E19 (Obscure glazing to windows).  
Reason: In order to protect the residential amenity of adjacent properties.
- 6 F16 (Restriction of hours during construction).  
Reason: To protect the amenity of local residents.
- 7 F39 (Scheme of refuse storage).  
Reason: In the interests of amenity.
- 8 G01 (Details of boundary treatments).  
Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.
- 9 G04 (Landscaping scheme (general)).  
Reason: In order to protect the visual amenities of the area.
- 10 G05 (Implementation of landscaping scheme (general)).  
Reason: In order to protect the visual amenities of the area.
- 11 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.
- 12 H27 (Parking for site operatives).  
Reason: To prevent indiscriminate parking in the interests of highway safety.
- 13 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.
- 14 W01 (Foul/surface water drainage).  
Reason: To protect the integrity of the public sewerage system.
- 15 W02 (No surface water to connect to public 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.

**16 W03 (No drainage run-off to public system).**

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

**Informatives:**

- 1 N01 - Access for all.**
- 2 N03 - Adjoining property rights.**
- 3 HN01 - Mud on highway.**
- 4 HN04 - Private apparatus within highway.**
- 5 HN05 - Works within the highway.**
- 6 HN10 - No drainage to discharge to highway.**
- 7 N15 - Reason(s) for the Grant of PP/LBC/CAC.**
- 8 N19 - Avoidance of doubt.**

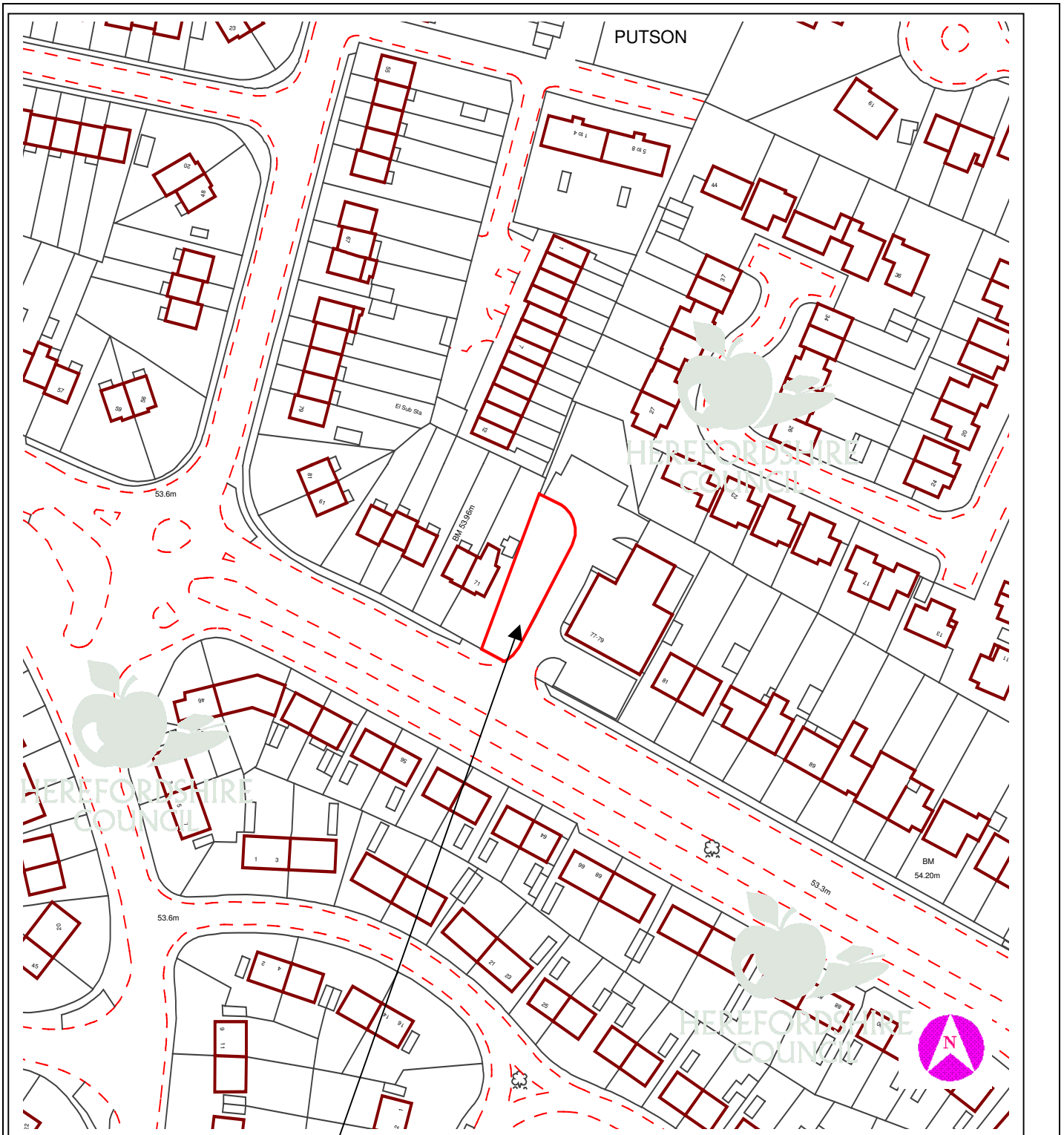
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCE2006/2641/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Land adjacent to Co-op store, Holme Lacy Road, Hereford HR2 6DF

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