

## **18 DCCW2006/1735/F - PROPOSED 5 NO. APARTMENTS TO REPLACE EXISTING DWELLING AT 100 BELMONT ROAD, HEREFORD, HR2 7JS.**

**For: Mr. D. Mussell per Mr. R. Walker, 41 The Pastures, Lower Bullingham, Hereford, HR2 6EU.**

**Date Received: 25th May, 2006**

**Ward: St. Martins & Hinton**

**Grid Ref: 50371, 38944**

**Expiry Date: 20th July, 2006**

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

### **1. Site Description and Proposal**

- 1.1 The application site is comprised of a two storey brick built detached dwelling, occupying a curtilage extending to 0.5 hectares, located on the northern side of Belmont Road (A465) within an Established Residential Area of the City of Hereford.
- 1.2 The application seeks permission to demolish the existing dwelling and erect a two and a half storey brick faced building beneath a slate roof, containing two 2 bedroom and three 1 bedroom flats, served by parking and communal amenity space to the rear.

### **2. Policies**

#### **2.1 Herefordshire Unitary Development Plan (Revised Deposit Draft):**

Policy DR1	-	Design
Policy H1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
Policy H13	-	Sustainable Residential Design

#### **2.2 Hereford Local Plan:**

Policy ENV14	-	Design
Policy H3	-	Design of New Residential Development
Policy H12	-	Established Residential Areas - Character and Amenity
Policy H13	-	Established Residential Areas - Loss of features
Policy H14	-	Established Residential Areas - Site Factors

### **3. Planning History**

- 3.1 DCCW2006/0703/F 6 no. apartments to replace existing dwelling. Refused 25th April, 2006.

*Note : The grounds for refusal were inappropriate scale coupled with a poor design, giving rise to an adverse impact on the character and appearance of the wider locality, as well as being detrimental to residential amenity.*

#### **4. Consultation Summary**

##### Statutory Consultations

- 4.1 Highways Agency: No objection subject to the imposition of standard conditions.
- 4.2 Welsh Water: No objection subject to the imposition of standard conditions.

##### Internal Council Advice

- 4.3 Traffic Manager: No objection subject to the imposition of standard conditions.

#### **5. Representations**

- 5.1 Hereford City Council: Request that this application be determined strictly in accordance with the approved development plan applicable to the area of the Parish of the City of Hereford. They also make the following additional representations: recommends refusal on the grounds of out of keeping with existing street scene, would create additional vehicle movements on to an already congested highway and would deleteriously affect the amenity of the neighbouring dwellings.
- 5.2 Two letters of objection have been received from Mr. Reid and Miss Peers of 98 Belmont Road which are summarised as follows:
- We agree to the removal of our corner pillar to enable the visibility splay to be created.
  - Potential loss of privacy arising from the removal of an existing 1.8 metre high boundary fence.
  - Potential overlooking arising from the presence of windows in the northwest elevation.

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 Having regard for the relevant policies, the primary issues in determining this application are considered to be:

The Principle of Development  
The Impact of the Proposed Dwelling on Amenity of the Established Residential Area  
Access and Highways Issues  
Flood Risk

##### Principle of Development

- 6.2 The application site lies within an Established Residential Area, and both the emerging Herefordshire Unitary Development Plan (Revised Deposit Draft) and the adopted local plan recognise that there is scope for further appropriate residential development within these areas, providing that the character and appearance of the area is not adversely affected by the proposed development. Therefore the proposal to erect a

new dwelling is acceptable in principle, subject to other material considerations being satisfactorily resolved.

#### Visual and Residential Amenity

- 6.3 Following the refusal of planning application DCCW2006/0703/F, the applicant has comprehensively redesigned the scheme, moving the footprint proposed building to the southwest, and reducing it's overall massing and bulk by dropping the number of units from 6 to 5, in order to overcome the original grounds of objection.
- 6.4 The pattern of residential development along the northern side of Belmont Road in the vicinity of the application site is predominantly characterised by semi-detached and detached dwellings arranged in a strong linear formation, directly fronting onto the adjoining highway, with large private gardens laying to the rear.
- 6.5 The proposed development will comprise a two and half storey building, which will sit within the established building line running along this section of Belmont Road. The bulk and massing of the proposed development is considered to be acceptable, whilst its design takes account of the surrounding architectural styles. Within the streetscape the proposed development will make a positive contribution measured against the present dwelling, which is a discordant feature being set well back behind the building line disrupting the visual cohesion of the streetscape.
- 6.6 With regard to residential amenity it is not considered that the proposed development will not have any detrimental impact on the surrounding properties.
- 6.7 However notwithstanding the submitted design, it is considered expedient to condition the use of obscured glass in the northeast elevation to prevent a potential issue of overlooking resulting in a loss of privacy to 98 Belmont Road.
- 6.8 In order to protect the amenity of the area during the demolition and construction phases, standard conditions are recommended to control hours of operation, and prohibiting fires. Overall the design siting and layout of the proposed dwelling and its relative orientation to neighbouring properties is not considered to give rise to any harm to the visual or residential amenity of the wider locality.
- 6.9 The concerns of the Hereford City Council are noted but in view of the above and the generally character of the residential development surrounding the application site, it is not considered that the proposal represents an unacceptable form development.

#### Access and Highways

- 6.10 The property will be served by a vehicular access, leading to parking for 8 vehicles to the rear of the curtilage. Initially the Highways Agency issued a holding objection pending the submission of further details demonstrating that the necessary visibility splays could be achieved. This information has now been provided and the Highways Agency has no objection to the proposed development, subject to conditions being imposed.
- 6.11 The Traffic Manager has no objection to the access and parking arrangements, subject to the imposition of standard conditions.

- 6.12 In the absence of any objection from either the Highways Agency or the Council's own Traffic Manager, it is not considered that the concerns of the Hereford City Council can be substantiated in regard to the intensification of traffic.

#### Flood Risk

- 6.13 The application site lies just within boundary of a designated flood zone 2 (medium to low risk area), and as such the Local Planning Authority have an obligation to consider the impact of flooding. In this particular case the site is completely surrounded by residential development which is not known to have a history of flooding, consequently it is not considered that there is any significant flood risk which would justify the either refusal or the inclusion of any specific mitigation measures to protect the development from future flood events.

#### Conclusion

- 6.14 Overall the proposal complies with the relevant policies, and as such, approval is recommended.

### **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. B01 (Samples of external materials).**

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

- 4. 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.**

- 5. Before any other works hereby approved on the application site are commenced, the proposed access shown on drawings 096-LS01 and 096-SOP2 have been completed to the satisfaction of the local planning authority after consultation with the Highways Agency.**

**Reason: In the interests of highway safety.**

- 6. F17 (Scheme of foul drainage disposal).**

**Reason:** In order to ensure that satisfactory drainage arrangements are provided.

- 7. E19 (Obscure glazing to windows).

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

- 8. During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday - Friday 7.00 am - 6.00 pm, Saturday 8.00 am - 1.00 pm nor at any time on Sundays, Bank or Public Holidays.

**Reason:** To safeguard residential amenity.

- 9. No materials or substances shall be incinerated within the application site during the construction phase.

**Reason:** To safeguard residential amenity and prevent pollution.

**Informatives:**

- 1. The highways proposals associated with this planning permission involve works within the public highway, which is land over which you have no control. The Highways Agency therefore requires you to enter into a suitable legal agreement to cover the design and construction of the works. Please contact Mrs. Chris Holton, S278 Team on 0121 678 8237 at an early stage to discuss the details of the highways agreement.
- 2. N01 - Access for all.
- 3. N03 - Adjoining property rights.
- 4. N19 - Avoidance of doubt.
- 5. N15 - Reason(s) for the Grant of PP/LBC/CAC.

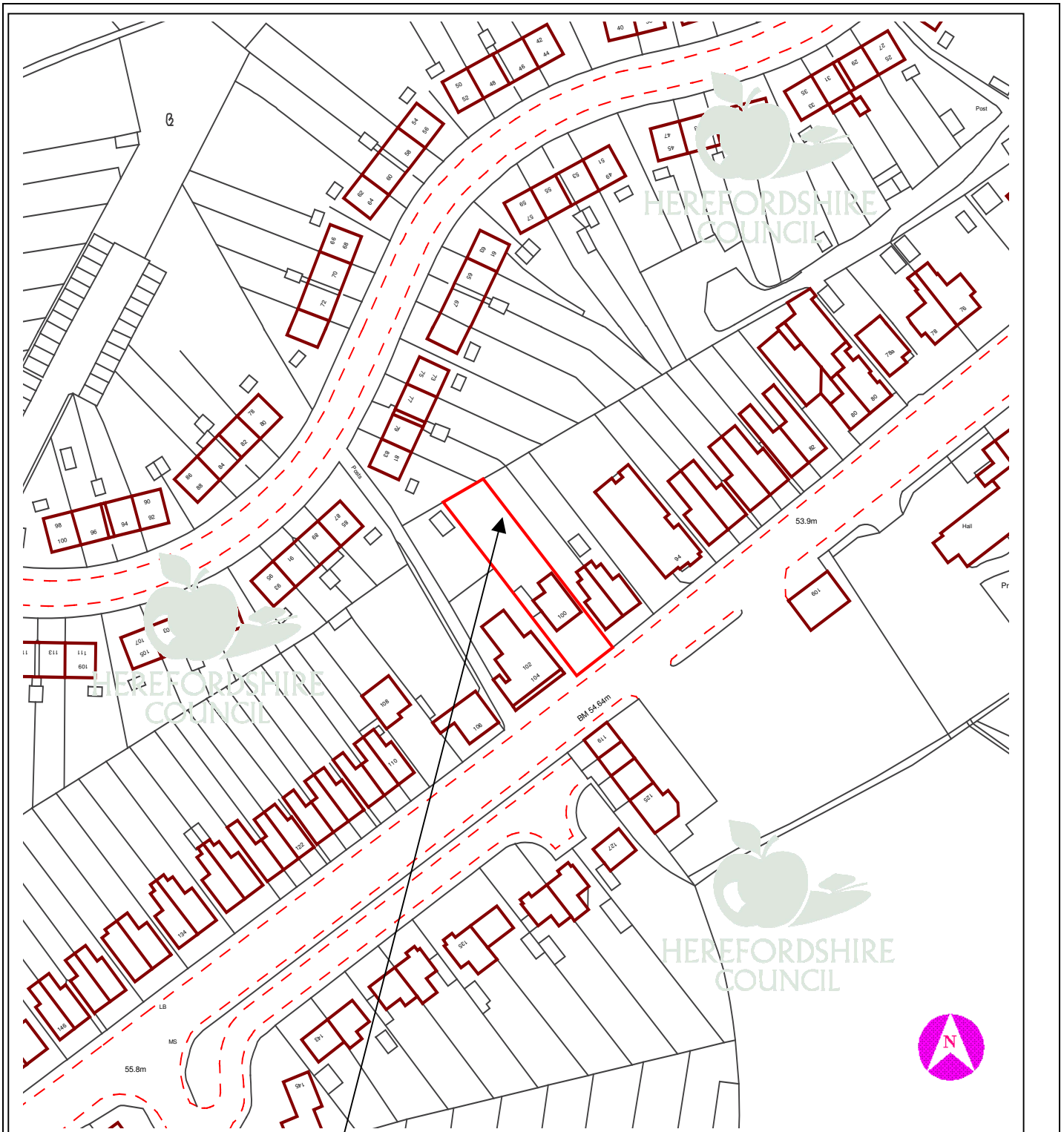
Decision: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCW2006/1735/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** 100 Belmont Road, Hereford, HR2 7JS

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