

8 DCNE2006/2906/F - SUBDIVISION OF EXISTING DWELLING INTO 2 ONE BED UNITS AT 50 LOWER ROAD, LEDBURY, HEREFORDSHIRE, HR8 2DH**For: J Birch, The Old Barn, Marstow, Ross-on-Wye, Herefordshire, HR9 6HF****Date Received:**
8th September 2006**Ward: Ledbury****Grid Ref:**
70040, 37338**Expiry Date:**
3rd November 2006

Local Member: Councillors P Harling, B Ashton & D Rule MBE

1. Site Description and Proposal

- 1.1 No. 50 Lower Road, Ledbury is one of a pair of semi-detached bungalows set at the pavement edge on one of the principal routes into the town centre. The building is located opposite the turning into Childer Road.
- 1.2 The building has a simple rectangular plan and presents a bland rendered elevation to Lower Road, under a slate roof. The application proposes the subdivision of the dwelling into 2 no. one bed units, which together with No.51 would create a terrace of three single storey dwellings.
- 1.3 The existing accommodation comprises two bedrooms, a kitchen, lounge and bathroom with sizeable integral storage space, capable of subdivision into two further rooms. A garden is located to the rear.
- 1.4 There is no formal off street parking. The kerb is raised along the entire application site frontage and the site is located on the inside of a bend. Visibility would be poor even if parking were available within the site and vehicles would have to either reverse into or out of the space.
- 1.5 The proposal would see the dwelling split down the middle, offering one-bed units of 35 square metres each. They would comprise open plan living and kitchen area with a bedroom and separate bathroom. Externally the alterations to the front elevation would involve the addition of two windows, matching the existing.
- 1.6 To the rear French windows and a door would be introduced to each unit, with the amenity space divided equally. Pedestrian access to both units would be past the side elevation to unit 2 and through the rear gardens. Secure, covered cycle parking would be provided in lieu of car parking.

2. Policies**2.1 Malvern Hills District Local Plan**

Housing Policy 2 – Development in main towns

Housing Policy 3 – Settlement boundaries
Housing Policy 17 – Residential Standards

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Housing Policy 16 – Car parking
Housing Policy 17 – Subdivision of existing housing

2.3 Planning Policy Guidance

Planning Policy Guidance Note 3 – Housing
Planning Policy Guidance Note 13 - Transport

3. Planning History

3.1 None identified.

4. Consultation Summary

Statutory Consultations

4.1 None required

Internal Council Advice

4.2 Traffic Manager - Has no objection and observes that single bedroom accommodation is less likely to attract car owners, whilst adequate sustainable transport measures are proposed. Census data indicates that over 20% of households in Ledbury do not have access to a car.

5. Representations

5.1 Ledbury Town Council: Object to the proposal. “The application has no on-site parking provision. Members believe that the intensification of on-street parking on this blind bend of the busy Lower Road would be contrary to highway safety.”

5.2 Letters of objection have been received from residents of two properties located immediately to the northeast of the application site.

- Mrs L Bullock, “Otterburn, Lower Road, Ledbury HR8 2DH: &
- Mrs R Barnes, Nr N Coopey and Ms T Barnes, “Watersedge”, Lower Road, Ledbury HR8 2DH

The content of the objection letters is summarised as follows:

5.3 Parking: There is no on-site parking provision and driving around parked vehicles is difficult as there is no clear view to judge oncoming traffic. This part of Lower Road is busy at all times;

Access: The proposed area for planting is across the pedestrian right of access to the rear of Otterburn and should remain unobstructed.

Flooding: Flash flooding is experienced at times along this stretch of Lower Road, which exacerbates problems.

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

6. Officers Appraisal

6.1 The key issues in the determination of this application are:

- The lack of on-site parking provision having regard to Local Plan policy and central government guidance;
- The impact that subdivision would have upon the amenity of the adjoining properties.

6.2 The relevant UDP policy is H17 – Subdivision of existing housing, which should be read in conjunction with H16 Car parking. H17 is not subject to proposed modification and the requirements of the policy are as follows:

- Adequate and appropriate car parking and access is available as set out in policy H16;
- There is a satisfactory standard of accommodation provided including internal layout and private amenity space;
- The proposal has no undue adverse impact on the character of the property and its curtilage, the amenity and privacy of neighbouring dwellings, and the amenity and general character of the area.

6.3 Policy H16 sets out car parking requirements for residential development and does not specify a minimum provision. Site parking should reflect the type of housing proposed, location and types of household likely to occupy the development. In appropriate locations, therefore, the provision of no on-site parking is acceptable. The highways officer is satisfied that there is access to public transport (the site is within walking distance of the town centre), whilst the provision of secure bike stores demonstrates that adequate sustainable transport measures are proposed.

6.4 It should be noted that there is no existing formalised parking for the existing dwelling, which could be occupied at any time, with more bedrooms than the application proposes. There is an argument that the existing bungalow, if occupied to its fullest extent, would generate as much if not more vehicular traffic than the proposal, whilst remaining outside the scope of planning control.

6.5 Moreover, the space at the side of the building between No.50 and Watersedge is not suited to parking, and vehicles would inevitably have to reverse either into or out of the site onto a busy highway with limited visibility. The highways officer has expressed his dissatisfaction at this prospect.

6.6 Members may recall the case at The Secret Garden (Fox Lane, The Homend) where an appeal in respect of 5 new dwellings was dismissed by an Inspector on the grounds that no off-street parking was proposed and there was no suitable on-street parking nearby. However, there are some very important differences between that case and this one. The appeal at The Secret Garden concerned the erection of four three bedroomed houses and one two bedroomed house. In this case No. 50 Lower Road already exists and is capable of residential occupation as it stands. Furthermore The Secret Garden appeal case was for predominantly three bedroomed houses which are

much more likely to be occupied by car owning households, and to create more traffic demands, than the two one bedrooomed units proposed in the current application.

- 6.7 In respect of highway matters it is therefore concluded that the scheme is acceptable without off-street car parking provision.
- 6.8 The layout, accommodation and private amenity space, as described above, are all satisfactory, and the development would not affect the privacy or amenity of neighbouring dwellings. The introduction of fenestration to the front elevation would improve the appearance of the building.
- 6.9 The applicant has agreed to remove the proposed planting in response to the neighbour's concern at the obstruction of a pedestrian right of access to the rear of Otterburn.

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 - G04 (Landscaping scheme (general))**

Reason: In order to protect the visual amenities of the area.

- 3 - G05 (Implementation of landscaping scheme (general))**

Reason: In order to protect the visual amenities of the area.

- 4 - C04 (Details of window sections, eaves, verges and barge boards)**

Reason: In order to ensure that the proposed windows to the Lower Road elevation do not obstruct the adjoining footway.

Informatives:

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

- 2 - N19 - Avoidance of doubt**

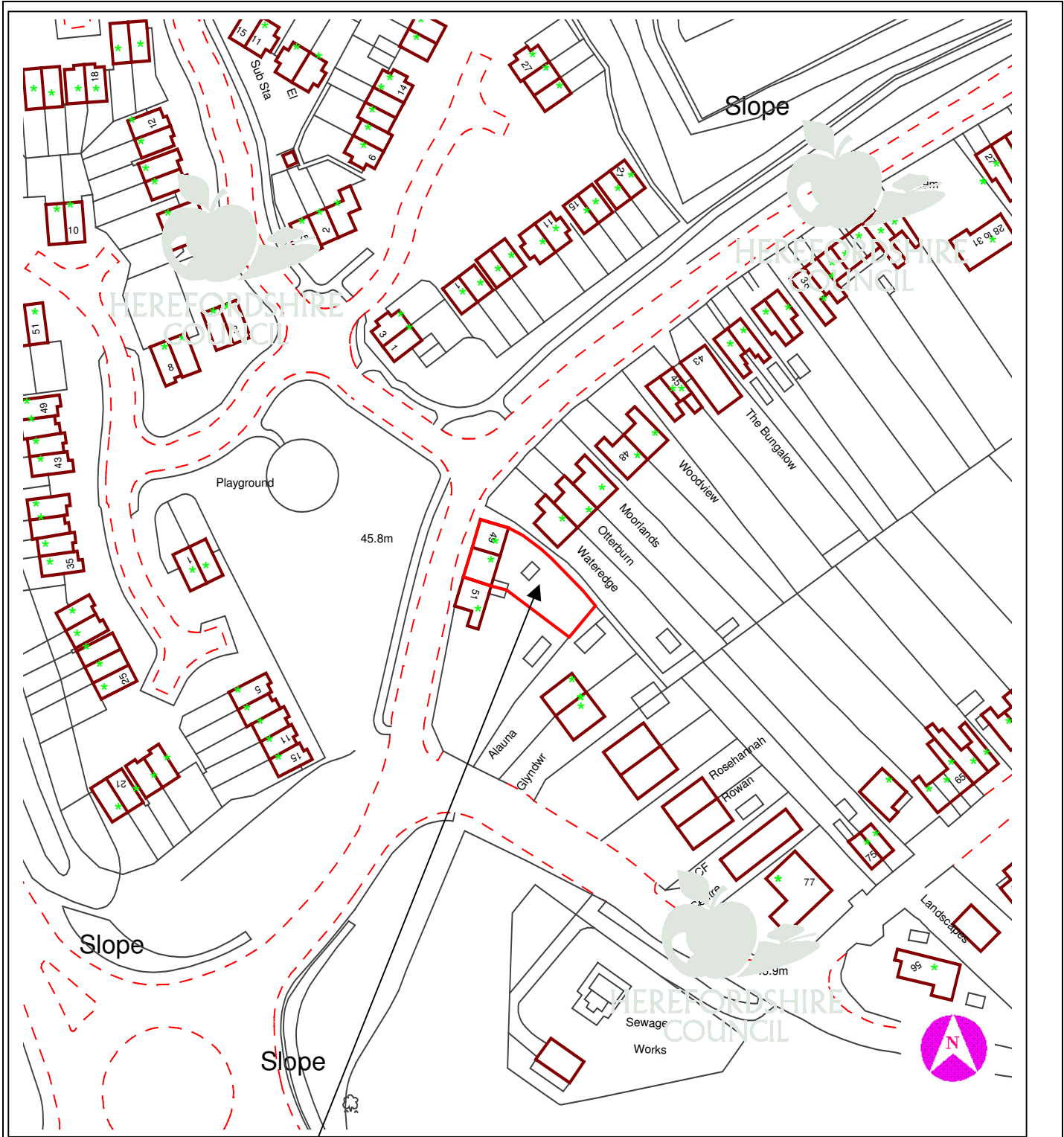
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNE2006/2906/F

SCALE : 1 : 1250

SITE ADDRESS : 50 Lower Road, Ledbury, Herefordshire, HR8 2DH

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