

## DEVELOPMENT MANAGEMENT COMMITTEE - 18 JULY 2018

<b>Application Number</b>	3/18/1112/FUL
<b>Proposal</b>	Redevelopment of Colebrooke Court: Retain building structure with addition of one storey to the top floor to create a part-4 and part-5 storey building comprising 11 residential units (9 x 2-bedroom and 2 x 1-bedroom) with associated car parking, cycle storage, plant and landscaping works. Four storey front extension for new entrance and increased sized stairway. External works including recladding and the addition of new windows and Juliette balconies.
<b>Location</b>	Colebrooke Court, The Ridgeway, Hertford, SG14 2TL
<b>Parish</b>	Hertford CP
<b>Ward</b>	Hertford Sele

<b>Date of Registration of Application</b>	14 May 2018
<b>Target Determination Date</b>	13 August 2018
<b>Reason for Committee Report</b>	Major Application
<b>Case Officer</b>	Fiona Dunning

### **RECOMMENDATION**

That planning permission be **GRANTED** subject to a s.106 agreement and the conditions set out at the end of this report.

#### **1.0 Summary of Proposal and Main Issues**

- 1.1 The proposal is to refurbish the existing building and add a new floor to the roof and extend to the front and alter the external appearance of the building. The scheme provides 100% affordable housing comprising 2 x1 and 4 x 2 bed units for rent and 5 x 2 bed units for shared ownership. The building was identified as being retained in the Ridgeway Estate

regeneration scheme, which was granted planning permission in 2016.

- 1.2 The existing building is currently vacant but provides 14 x 1 bedroom units, so the proposal would result in a reduction of 3 residential units. The new refurbished units are larger and will provide better internal amenity for future occupiers. The mix of unit sizes and tenure help meet the affordable housing requirements in this location.
- 1.3 The provision of car parking is consistent with the car parking layout of the 2016 planning permission but does not meet the adopted parking standards.

## **2.0 Site Description**

- 2.1 The site is located within the built up area of Hertford, has an area of approximately 0.09ha and is located on the northern side of The Ridgeway, which is an elevated road. The existing building on the site is part 3 and 4 storey to account for the sloping site. It has a pitched roof and was built in the 1990s so is in relatively good condition. Pedestrian access to the existing building is via a ramp running parallel to The Ridgeway.
- 2.2 The building is one of the few buildings that was retained as part of the Ridgeway regeneration scheme. The development site has taken the regeneration scheme into consideration, with the red line boundary not including the open space area to the north, which was part of the planning permission under reference 3/15/2531/FUL.
- 2.3 Adjoining the site to the east is a 7 storey building that is currently being constructed. This building is at an oblique angle to Colebrooke Court where there are windows to habitable rooms on the western elevation which face the windows of Colebrook Court eastern elevation. The distance between the two buildings is a minimum of 10 metres.

2.4 To the west of the site are two 3 storey residential flat buildings set within landscaped grounds. On the southern side of The Ridgeway is a mixture of two storey terrace dwellings.

### **3.0 Planning History**

3.1 The site was included in the 2015 application (Ref: 3/15/2531/FUL) for the regeneration of part of the Ridgeway Estate. This development is currently being constructed.

### **4.0 Main Policy Issues**

4.1 These relate to the relevant policies in the National Planning Policy Framework (NPPF), the emerging East Herts District Plan 2016 (DP), the adopted East Herts Local Plan 2007 (LP). The site falls within the Hertford Sele Ward Neighbourhood Area, which was designated on 5 April 2016.

<b>Main Issue</b>	<b>NPPF</b>	<b>LP policy</b>	<b>DP policy</b>
Principle of development	Section 2	SD1 SD2 HSG1	INT1 DPS2 Hert1
Design, layout and scale	Section 7	ENV1 ENV2	DES1 DES2 DES3 DES4
Landscaping and open space	Section 7, 10	ENV2	DES1 DES2
Housing mix and density	Section 6	HSG1	HOU1 HOU2 HOU6 HOU7
Parking provision, Traffic impacts and cycle storage	Section 4	TR1 TR7 TR14	TRA3
Surface water drainage	Section 10	ENV21	WAT5 WAT3

Other relevant issues are referred to in the 'Consideration of Relevant Issues' section below.

## **5.0 Summary of Consultee Responses**

- 5.1 HCC Highway Authority is satisfied with the parking and cycle store provisions and does not wish to restrict the granting of planning permission. It requests conditions and advisory notes be included if planning permission is granted.
- 5.2 Lead Local Flood Authority advises that the proposal is not likely to have a significant effect on flood risk due to the application being a roof extension and minor extensions, therefore does not wish to comment.
- 5.3 Thames Water provides comments on surface water drainage and advises that the developer should follow the sequential approach to the disposal of surface water. It also advises that petrol/oil interceptors be fitted to car parking areas to avoid oil-polluted runoff.
- 5.4 EHDC Housing Development Advisor supports the proposal and states that the mix of size and tenure are suitable in the wider context of the Ridgeway regeneration scheme.
- 5.5 EHDC Environmental Health Advisor requests conditions to be included relating to hours of construction and informatives relating to unsuspected contamination and any asbestos removal.
- 5.6 EHDC Operational Services welcomes the location of the bin store close to the road as it will allow residents to take their waste directly to the store. The doors to the bin stores should ideally be keypad or standard fire brigade keys and bins should be manoeuvrable for collection. Internal waste storage provision should be provided in each kitchen area to encourage recycling.
- 5.7 Herts Police Crime Prevention Advisor has advised that they were involved in the pre-application design stage and therefore early comments made have been incorporated into

the plans. It is noted that the developers are seeking to achieve Secured by Design accreditation. They support the application.

- 5.8 Cadent Gas Ltd has advised that there is apparatus in the vicinity of the site which may be affected by the proposal. Therefore Plant Protection should be informed of the decision on the planning application. Cadent Gas Ltd advise that the contractor should contact Plant Protection before any works are carried out. The contractor should ensure they are aware of the "Essential Guidance".

(Note: EHDC, East Herts District Council; HCC, Hertfordshire County Council)

## **6.0 Town Council Representations**

- 6.1 Hertford Town Council has no objections to the proposal.

## **7.0 Summary of Other Representations**

- 7.1 No responses have been received.

## **8.0 Consideration of Issues**

### Principle of development

- 8.1 The site is located in the built up area of Hertford and involves extensions and refurbishment of an existing residential building for 100% affordable housing. The reuse and refurbishment of the building is a sustainable form of development and will modernise the appearance of the building to complement the new buildings within the adjacent Ridgeway regeneration scheme. Therefore the proposal is supported in principle.

## Design, Layout and Scale

- 8.2 The proposed roof extension will result in the building being 4 and 5 storeys with a flat roof, although the extended building will be a similar height to the existing building as the additional storey will be accommodated in the space currently occupied by the existing pitched roof. The Juliet balconies and the additional floor space at the front and rear of the building will provide good internal amenity to the occupants of the units. Communal open space areas are proposed on the north-eastern and western sides of the building providing a mix of hard and soft landscaping and seating areas for future occupants. To the north and outside the red line boundary is a landscaped play space that was included in the planning permission for the Ridgeway Estate redevelopment and will be available for residents of Colebrooke Court to use.
- 8.3 The proposed layout includes bicycle spaces at the front of the site and cycle stores at the rear for 22 bicycles. Due to site constraints, no landscaping is proposed at the front of the building. The lack of landscaping at the front of the site and the height and massing of the building is not however considered to impact on the street scene due the pavement of The Ridgeway being at a higher level than the building. A verge between the road pavement and the pedestrian access ramp provides space for tree planting.
- 8.4 The separation distance between the proposed habitable rooms on the eastern side of 10m is less than ideal, however the windows are at an angle and this is an existing situation and was considered as part of the redevelopment of the Ridgeway estate in 2016. It is not considered that the proposal will result in any significant change to the relationship between these buildings to the detriment of the future occupiers.
- 8.5 The design, layout and scale of the proposal is considered to complement the character of the area and provide good quality units for future occupants having regard to policies

ENV1 of East Herts Local Plan, DES3 of draft East Herts District Plan and paragraphs 63 and 64 of the National Planning Policy Framework.

- 8.6 The materials proposed include zinc cladding to the roof extension, glazed Juliet balconies, grey cladding and white render. Full details of all the materials are included in the proposed elevations drawing.

#### Landscaping and open space

- 8.7 It is evident that the landscaping design has been carefully considered for the future users. The Design and Access Statement provides concepts of the proposed landscaping in quite some detail; however no landscape plan has been submitted as part of the application. Due to the western side of the site not having any taller buildings nearby, this landscaped area will provide a pleasant seating area in the afternoon for residents.

- 8.8 The boundary treatment details have not been provided and if planning permission is granted then the details will be required by condition as well as a detailed landscape plan.

#### Housing Mix and Density

- 8.9 The proposal includes 9 x 2 bedroom units and 2 x 1 bedroom units. The Housing Development Advisor is satisfied with this mix as the site is part of the wider regeneration scheme.

#### Highways, Car Parking and Cycle Storage

- 8.10 The residential parking on site does not meet the standards of the EHDC 2007 Local Plan or the emerging standards (Refer Residential Vehicle Parking Provision Key Data). A total of 11 parking spaces are provided on the site, whilst the adopted standards would require the provision of 16 spaces and the emerging standards a maximum of 21 spaces. Due to the site

constraints, it is not possible to meet the maximum requirements for car parking.

8.11 It should be noted however that there is an existing under-provision on the site, a total of 17.5 spaces would be required for the existing 14 1-bed units. This application proposes to retain the existing building and the overall number of residential units is proposed to be reduced by 3. Having regard to the existing parking provision, the reduction in the overall number of units and that County Highways have raised no objection to the scheme in relation to parking, commenting that they are content with the proposed parking provision, it is considered that the proposed levels of car parking are acceptable in this case.

8.12 22 cycle storage spaces are proposed and this is welcomed.

## **9.0 Planning Obligations**

9.1 Hertfordshire County Council has not requested any contributions as there is an overall reduction in the number of dwellings on the site.

9.2 Affordable housing provision of 100% with 6 residential units affordable rent and 5 shared ownership as set out in the Affordable Housing Table provided in the Key Data below.

## **10.0 Planning Balance and Conclusion**

10.1 The alterations to the building including the roof extension and other extensions and alterations will have a positive impact on the streetscene with the refurbished building having a modern appearance similar to the other new buildings in the Ridgeway Estate that are currently under construction. The proposal will provide improved accommodation and housing mix. The proposal is not considered to create any significant impacts on adjoining or nearby neighbours. Appropriate vehicle and cycle parking provision is proposed.

10.2 The proposal is consistent with sustainable development principles and will improve the quality of the affordable housing stock in the district.

### **RECOMMENDATION**

That planning permission be **GRANTED** subject to a s.106 Agreement and conditions set out below.

#### **Legal agreement**

The provision of 100% affordable housing comprising 2 x 1 bed units and 4 x 2 bed units affordable rent and 5 x 2 bed shared ownership.

#### **Conditions**

1. Three Year Time Limit (1T12)
2. Approved Plans (2E10)
3. Prior to the commencement of the development a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter the development shall only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan shall identify details of:
  - Phasing of the development, including highway works;
  - Methods for accessing the site including construction vehicle routing and numbers;
  - Location and details of wheel washing facilities, and
  - Associated parking areas and storage of materials clear of the public highway.

Reason: To ensure the impact of construction vehicles on the local road network is minimised.

4. The external materials of construction shall be in accordance with Drawing No. CBC\_PCK\_00\_00\_DR\_A\_201 REV A, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the appearance of the development in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007.

5. Prior to the first occupation of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:

- Proposed finished levels or contours
- Means of enclosure
- Hard surfacing materials
- Minor artefacts and structures (e.g. furniture)
- Planting plans, written specifications and plant schedule, implementation timetables

Thereafter the development shall proceed in accordance with the approved details prior to first occupation.

Reason: To ensure the provision of amenity afforded by appropriate landscape design, in accordance with policies ENV1, ENV2 and ENV11 of the East Herts Local Plan Second Review April 2007.

6. Landscape Works Implementation (4P13)

7. The refuse storage facility for the development shown on Drawing No. CBC\_PCK\_00\_00\_DR\_A\_201 REV A shall be constructed and fully operational prior to the first occupation of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity, in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007.

8. Lighting details (2E27).
9. Communal TV facilities (2E28).
10. Prior to the first occupation of the development hereby approved, cycle parking facilities shall be provided, in accordance with details shown on drawing no. CBC\_PCK\_00\_00\_DR\_A\_001 Rev B, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To encourage the use of cycles as means of transport, in accordance with policies TR13 and TR14 and Appendix II of the East Herts Local Plan Second Review April 2007.

11. Prior to the first occupation of the development hereby permitted the parking areas shown on the approved plans shall be provided and thereafter retained for parking.

Reason: In the interests of highway safety, and in accordance with policies TR2 and TR7 of the East Herts Local Plan Second Review April 2007.

12. Construction hours of working- plant and machinery (6N07)

### **Informatives**

1. It is recommended that petrol/oil interceptors be fitted to all car parking areas. You are advised to read the guide working near or diverting pipes:  
<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-nearor-diverting-our-pipes>
2. Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to

ensure the apparatus is not affected by any of the proposed works.

3. Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website:  
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highwaysdevelopment-management.aspx>
4. Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-developmentmanagement.aspx>
5. Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or

other debris on the highway. Further information is available via the website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-developmentmanagement.aspx>

### **Summary of Reasons for Decision**

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan; the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The balance of the considerations having regard to those policies is that permission should be granted.

**KEY DATA****Residential Development**

<b>Residential density</b>		
	Bed spaces	Number of units
Number of existing units demolished	1	14
Number of new flat units	1	2
	2	9
Total		11

**Affordable Housing**

<b>Number of Units</b>	<b>Percentage</b>
<b>11</b>	<b>100%</b>

	<b>Affordable rent</b>	<b>Shared ownership</b>	<b>Total</b>	<b>%</b>
1bed, 2person	2	0	2	18%
2bed, 3person	2	0	2	18%
2 bed, 4 person	2	5	7	64%
Total	6	5	11	
% of total	55%	45%	100	

**Residential Vehicle Parking Provision**

Current Parking Policy Maximum Standards (EHDC 2007 Local Plan)

Parking Zone	4	
Residential unit size (bed spaces)	Spaces per unit	Spaces required
1	1.25	2.5
2	1.50	13.5
3	2.25	0
4+	3.00	0
Total required		16 spaces
Proposed provision		11 spaces

Emerging Parking Standards (endorsed at District Plan Panel 19  
March 2015)

Parking Zone		
Residential unit size (bed spaces)	Spaces per unit	Spaces required
1	1.50	3
2	2.00	18
3	2.50	0
4+	3.00	0
Total required		21 spaces
Accessibility reduction	75- 100%	
Resulting requirement		16 – 21 spaces
Proposed provision		11 spaces