

# A G E N D A

## Southern Area Planning Sub- Committee

Date: **Wednesday, 10th May, 2006**

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Time: **2.00 p.m.**

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Place: **The Council Chamber,  
Brockington, 35 Hafod Road,  
Hereford**

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Notes: Please note the **time, date** and **venue** of  
the meeting.

*For any further information please contact:*

*Ricky Clarke, Members' Services,  
Tel: 01432 261885 Fax: 01432 260286*

***e-mail: [rclarke@herefordshire.gov.uk](mailto:rclarke@herefordshire.gov.uk)***

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# AGENDA

## for the Meeting of the Southern Area Planning Sub-Committee

To: Councillor P.G. Turpin (Chairman)

Councillors H. Bramer, M.R. Cunningham, N.J.J. Davies, Mrs. C.J. Davis, G.W. Davis, J.W. Edwards, Mrs. A.E. Gray, T.W. Hunt, Mrs. J.A. Hyde, G. Lucas, D.C. Taylor and J.B. Williams

	Pages
<b>1. APOLOGIES FOR ABSENCE</b>	
To receive apologies for absence.	
<b>2. DECLARATIONS OF INTEREST</b>	
To receive any declarations of interest by Members in respect of items on the Agenda.	
<b>3. MINUTES</b>	1 - 6
To approve and sign the Minutes of the meeting held on 12th April, 2006.	
<b>4. ITEM FOR INFORMATION - APPEALS</b>	7 - 10
To note the contents of the attached report of the Head of Planning Services in respect of the appeals received or determined for the southern area of Herefordshire.	
<b>REPORTS BY THE HEAD OF PLANNING SERVICES</b>	
To consider and take any appropriate action in respect of the planning applications received for the southern area and to authorise the Head of Planning Services to impose any additional or varied conditions and reasons considered to be necessary.	
Plans relating to planning applications on this agenda will be available for inspection in the Council Chamber 30 minutes before the start of the meeting.	
<b>5. DCSW2005/2516/F - MOUNT PLEASANT, KINGSTHORNE, HEREFORD, HR2 8BA.</b>	11 - 18
Erection of replacement garage and dwelling.	
<b>6. DCSE2006/0884/O - LAND ADJ. 2 THE MOORS, HILDERSLEY, ROSS-ON-WYE, HR9 7NQ.</b>	19 - 24
Site for erection of one dwelling and one bungalow	

7.	<b>DCSE2006/0582/F - LAND IN THE GARDEN OF THE ORCHARD, BRIDSTOW, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6AJ.</b>	25 - 28
	Proposed dwelling.	
8.	<b>DCSW2006/0847/F - THE CLOSERIE, WORMELOW, HEREFORDSHIRE, HR2 8EL.</b>	29 - 34
	Two storey extension with basement below and alterations including two dormer windows to existing first floor.	
9.	<b>DCSW2005/3136/F - LAND ADJACENT TO HEREFORD WALDORF SCHOOL, MUCH DEWCHURCH, HEREFORDSHIRE, HR2 8DL.</b>	35 - 38
	Change of use from agricultural use to overspill car parking in part of field on temporary basis.	
10.	<b>DCSW2006/0905/O - LAND ADJOINING YEW TREE FARM, POPLAR ROAD, CLEHONGER, HEREFORD, HR2 9SW</b>	39 - 44
	Outline application for residential development (5 units) and construction of new vehicular access.	
11.	<b>DCSE2006/0661/F - ABBOTTS CLOSE, LOWER GREYTREE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7HW.</b>	45 - 52
	Erection of five dwellings, associated garages and drainage.	
12.	<b>DCSE2006/0919/F - BRAMBER, LLANGROVE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6EU</b>	53 - 56
	Single storey extension and loft conversion with dormer windows.	

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COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL

**MINUTES of the meeting of Southern Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 12th April, 2006 at 2.00 p.m.**

**Present:** Councillor P.G. Turpin (Chairman)

**Councillors:** H. Bramer, N.J.J. Davies, Mrs. C.J. Davis, G.W. Davis, J.W. Edwards, Mrs. A.E. Gray, Mrs. J.A. Hyde, G. Lucas, D.C. Taylor and J.B. Williams

**In attendance:** Councillors P.J. Edwards (ex-officio) and T.W. Hunt (ex-officio)

**131. ELECTION OF CHAIRMAN**

Councillor P.G. Turpin was elected as the Chairman of the Southern Area Planning Sub-Committee for the duration of the current cycle.

**132. RESIGNATION OF CHAIRMAN**

It was noted that Councillor Mrs. R.F. Lincoln, the Chairman, had resigned from the Council due to ill health.

Councillor P.G. Turpin, the Members, and the Officers of the Southern Area Planning Sub-Committee paid tribute to the former Chairman, Councillor Mrs. R.F. Lincoln, and sent their best wishes to her, and her family.

**133. APOLOGIES FOR ABSENCE**

Apologies were received from Councillor M.R. Cunningham.

**134. DECLARATIONS OF INTEREST**

The following declarations of interest were made:-

<b>Councillors</b>	<b>Item</b>	<b>Interest</b>
H. Bramer and G. Lucas	Item 7 – (DCSE2006/0686/F – Halcyon Daze, 4 George Place, Gloucester Road, Ross-on-Wye, Herefordshire, HR9 5BS)  Change of use from A1 to A3.	Both Members declared a prejudicial interest and left the meeting for the duration of the item.

**135. MINUTES**

**RESOLVED:** That the Minutes of the meeting held on 15th March, 2006 be approved as a correct record and signed by the Chairman.

**136. ITEM FOR INFORMATION - APPEALS**

The Sub-Committee noted the Council's current position in respect of planning appeals for the southern area of Herefordshire.

**137. DCSE2006/0686/F - HALCYON DAZE, 4 GEORGE PLACE, GLOUCESTER ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5BS. (AGENDA ITEM 7)**

*Change of use from A1 to A3.*

Councillor Mrs. A.E. Gray, one of the Local Ward members, felt that there were already too many food outlets in the vicinity. She felt that a further food outlet would not be sustainable.

In response to a question, the Principal Planning Officer confirmed that the opening hours would be covered by conditions.

**RESOLVED:**

**That subject to no further objections raising additional material planning considerations by the end of the consultation period, the officers named in the Scheme of Delegation to Officers be authorised to approve the application subject to the following conditions and any further conditions considered necessary by officers:**

**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. E04 (Restriction on hours of opening (restaurants and hot food takeaways))**

**Reason: To safeguard the amenities of the locality.**

**3. A11 (Change of use only details required of any alterations)**

**Reason: To define the terms under which permission for change of use is granted.**

**4. F37 (Scheme of odour and fume control)**

**Reason: In order to ensure that fumes and odours are properly discharged and in the interests of the amenities of residential property in the locality.**

**Informative:****1. N15 - Reason(s) for the Grant of Planning Permission****138. DCSE2006/0179/O - LAND ADJACENT TO MOORCROFT, GORSLEY, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7SJ. (AGENDA ITEM 8)**

*Site for erection of detached dwelling with double garage.*

Councillor H. Bramer, the Local Ward Member, noted the concerns of the Parish Council but felt that the application should be approved as the site fell within the settlement boundary.

## **RESOLVED**

**That planning permission be granted subject to the following conditions:**

**1. A02 (Time limit for submission of reserved matters (outline permission))**

**Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.**

**2. A03 (Time limit for commencement (outline permission))**

**Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.**

**3. A04 (Approval of reserved matters)**

**Reason: To enable the local planning authority to exercise proper control over these aspects of the development.**

**4. A05 (Plans and particulars of reserved matters)**

**Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.**

**5. A09 (Amended plans)**

**Reason: To ensure the development is carried out in accordance with the amended plans.**

**6. Prior to the commencement of development, details of the disposal of surface water and foul sewerage shall be submitted to and approved in writing by the local planning authority and the works shall only be carried out in accordance with those details.**

**Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.**

**7. H05 (Access gates)**

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

**8. H12 (Parking and turning – single house)**

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

### **Informatives:**

**1. HN01 (Mud on highway)**

**2. HN05 (Works within the highway)**

**3. HN10 (No drainage to discharge to highway)**

4. HN22 (Works adjoining highway)
5. N15 - Reason(s) for the Grant of Planning Permission.

**139. DCSW2006/0537/F - LITTLE LLANAFON FARM, DORSTONE, HEREFORD, HEREFORDSHIRE, HR3 6AT. (AGENDA ITEM 9)**

*Replacement of existing corrugated sheet barn with a new building to provide garage, domestic workshop, mower store, wc's and storage.*

The Principal Planning Officer reported the receipt of a further letter from the applicant in response to the comments from the Parish Council.

In accordance with the criteria for Public Speaking, Mr. Gibbins, the applicant, spoke in support of the application.

Councillor N.J. Davies, the Local Ward Member, felt that granting the application would be beneficial to the area and that it would not result in an increase in traffic.

**RESOLVED:**

**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. **A07 (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. **E18 (No new windows in specified elevation)**  
**Reason: In order to protect the residential amenity of adjacent properties.**
5. **E08 (Domestic use only of garage)**  
**Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling.**

**Informative:**

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

**140. DCSE2006/0460/F - EASTVIEW, BROMSASH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7PN. (AGENDA ITEM 10)**

*Conversion of garage to holiday accommodation, new garage/access and turning.*

Councillor H. Bramer, the Local Ward Member, noted the concerns of the Parish

Council but felt that the application should be approved.

**RESOLVED:**

**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. E09 (No conversion of garage to habitable accommodation)**

**Reason: To ensure adequate off street parking arrangements remain available at all times.**

**5. E15 (Restriction on separate sale)**

**Reason: It would be contrary to the policy of the local planning authority to grant consent for a separate dwelling in this location.**

**6. E06 (Restriction on Use)**

**Reason: The local planning authority wish to control the specific use of the land/premises, in the interest of local amenity.**

**Informative:**

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

**141. DCSE2006/0637/O - PLOT IN GARDEN OF BALLARD LODGE, 39 EASTFIELD ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5JZ. (AGENDA ITEM 11)**

*Erection of a dwelling.*

The Principal Planning Officer advised Members that clarification had been requested regarding the objection raised by Welsh Water. She advised the Committee that if confirmation of Welsh Water's objection was received within the statutory time for representations, a further reason for refusal, regarding drainage, would be added to the recommendation.

The Principal Planning Officer requested that the recommendation be amended to allow the planning department delegated powers to refuse the application once the statutory time for representation had passed.

In accordance with the criteria for Public Speaking, Mr. Goldsworthy, the Applicant's Agent, spoke in support of the application.

Councillor Mrs. A.E. Gray, one of the Local Ward Members, sympathised with the applicants as planning permission had been granted 17 years ago but had now expired.

Councillor Mrs. C.J. Davis, the other Local Ward Member, felt that the application should be approved. She felt that the visibility splays could be achieved and that the only dwelling to be affected by loss of light would be the property owned by the applicants.

Members discussed the application and felt that the access would be very close to a busy junction.

**RESOLVED:**

**That subject to no further objections raising additional material planning considerations being received by the Planning Department by the end of the consultation period, the Officers named in the Scheme of Delegation to Officers be authorised to refuse the application subject to the reasons for refusal set out below, and any other reasons for refusal felt to be necessary by Officers.**

- 1. Having regard to Policies GD.1, C.22 and C.23 within Part 1 of the South Herefordshire District Local Plan and Policy 3 within Part 3 of the South Herefordshire District Local Plan a proposed dwelling on this site is considered to be an unacceptable form of development.**

**The erection of a dwelling, due to its position and the creation of a vehicular access, would appear both prominent and intrusive in the street scene of Walford Road and would adversely affect the character of the adjacent Conservation Area. In addition, it is likely that the erection of a dwelling would have an adverse impact on the amenity of the adjoining dwelling.**

The meeting ended at 2.48 p.m.

**CHAIRMAN**

<b>ITEM FOR INFORMATION - APPEALS</b>
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**APPEALS RECEIVED****Application No. DCSW2005/3080/O**

- The appeal was received on 6th April 2006
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal is brought by Scott & Newman Pension Scheme
- The site is located at Land to rear of Doctors Surgery at Kingstone, Herefordshire, HR2 9HN.
- The development proposed is Outline application for social and affordable housing and/or low cost market.
- The appeal is to be heard by Hearing

**Case Officer: Andrew Prior on 01432 261932**

**Application No. DCSE2005/2634/F**

- The appeal was received on 7th April 2006
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal is brought by Mrs R Buchanan
- The site is located at Church Cottage, Marstow, Ross-On-Wye, Herefordshire, HR9 6HE
- The development proposed is Two storey extension
- The appeal is to be heard by Written Representations

**Case Officer: Charlotte Atkins on 01432 260536**

**Application No. DCSW2005/2231/RM**

- The appeal was received on 21st April 2006
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal is brought by Voyage Limited
- The site is located at Hunters Lodge, Wormelow, Hereford, Herefordshire, HR2 8EQ
- The development proposed is Approval of reserved matters for erection of low dependency accommodation.
- The appeal is to be heard by Hearing

**Case Officer: Andrew Prior on 01432 261932**

**APPEALS DETERMINED****Application No. DCSW2005/2925/O**

- The appeal was received on 20th January 2006
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Mr M. J. Taylor

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Further information on the subject of this report is available from the relevant Case Officer

- The site is located at Site adjacent to Windrush, Allensmore, Herefordshire, HR2 9BN.
- The application, dated 8<sup>TH</sup> August 2005, was refused on 17<sup>th</sup> October 2005
- The development proposed was Detached 3 bedroom house
- The main issue is the appeal scheme is not within the categories of development that may be allowed in the countryside under the terms of policy C.1, and no special justification has been given in support of the proposal in the terms of that policy.

**Decision:** The appeal was DISMISSED on 18<sup>TH</sup> April 2006

**Case Officer: Andrew Prior 01432 261932**

**Application No. DCSW2005/1300/F**

- The appeal was received on 19th December 2005
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Mr & Mrs G Mussell
- The site is located at Lilac Cottage, Clehonger, Herefordshire. HR2 9SR
- The application, dated 20<sup>th</sup> April 2005, was refused on 27<sup>th</sup> July 2005
- The development proposed was Alterations & Extension to form 2 dwellings
- The main issue is in terms of highway safety either through intensifications or available visibility. It would not conflict with South Herefordshire District Local Plan Policies GD.1, SH.8 or T3 and would be satisfactory.

**Decision:** The appeal was ALLOWED on 10<sup>TH</sup> April 2006

**Case Officer: Andrew Prior on 01432 261932**

**Application No. DCSE2005/0355/F**

- The appeal was received on 2nd June 2005
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Camanoe Estates Ltd
- The site is located at The Chase Hotel, Gloucester Road, Ross-On-Wye, Herefordshire, HR9 5LH
- The application, dated 2<sup>nd</sup> February 2005 was refused on 13<sup>th</sup> April 2005
- The development proposed was Erection of 18 apartments.
- The main issue is the effect of the proposed development on the character and appearance of the site of The Chase Hotel and its surroundings, having regard to the location of these areas within the Ross-on-Wye Conservation Area.

**Decision:** The appeal was DISMISSED on 4<sup>TH</sup> April 2006

**Case Officer: Steven Holder on 01432 260479**



**Application No. DCSW2004/3479/O**

- The appeal was received on 3rd March 2005
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by N Gaffney
- The site is located at Kingstone Works, Kingstone, Herefordshire
- The application, dated 29<sup>th</sup> September 2004, was refused on 10<sup>th</sup> January 2005
- The development proposed was Residential development. Demolition of existing factory buildings and construction of 12 new dwellings
- The main issues are firstly, whether the proposed residential development is acceptable in this location having regard to development plan policy on housing in the countryside. The second is the implication for highway safety and convenience arising from the increased use of the private access road. The third is whether dwellings in this location would secure adequate living conditions for the future occupants.

**Decision:** The appeal was DISMISSED on 20<sup>th</sup> April 2006

**Case Officer: Andrew Prior on 01432 261932**

**Application No. DCSE2004/2092/U**

- The appeal was received on 9th February 2005
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by S Cole
- The site is located at Land part O/S Plot No. 0021, Orchard House, Coughton, Ross-on-Wye, Herefordshire
- The application, dated 9<sup>th</sup> June 2004, was refused on 24<sup>th</sup> November 2004
- The development proposed was Use of land for storage agricultural contractor's plant and machinery.
- The main issue is whether the use is lawful.

**Decision:** The appeal was WITHDRAWN on 15th April 2006

**Case Officer: Steven Holder on 01432 260479**

**Enforcement Notice: EN2004/0013/ZZ**

- The appeal was received on 9th February 2005
- The appeal is made under Section 174 of the Town and Country Planning Act 1990 against the service of an Enforcement Notice
- The appeal is brought by Mr S Cole, Mrs S M Cole, Mr R Chinn, Mrs V M Chinn
- The site is located at Orchard House, Coughton, Ross-on-Wye, Hereford
- The breach of planning control alleged in this notice is "Without planning permission, change of use of the land from use for agriculture to a use of the land for the storage of vehicles, machinery and equipment in connection with an agricultural contracting business"

- The requirements of the notice are: Stop using any part of the land for storage of vehicles, machinery and equipment and remove from the land all vehicles, machinery and equipment brought on to the land for the purpose of that use.
- The main issue is whether the use harms the rural character of the area and the amenities of neighbours.

**Decision:** The appeal was WITHDRAWN on 15<sup>th</sup> April 2006

**Case Officer: Steven Holder on 01432 260479**

If members wish to see the full text of decision letters copies can be provided

**5 DCSW2005/2516/F - ERECTION OF REPLACEMENT DWELLING AND GARAGE, MOUNT PLEASANT, KINGSTHORNE, HEREFORD, HEREFORDSHIRE, HR2 8BA.**

**For: Mr. & Mrs. Morgan per Mr. P. Martin, 19 Scotch Firs, Fownhope, Hereford, HR1 4NW.**

**Date Received: 1st August, 2005**

**Ward: Pontrilas**

**Grid Ref: 50907, 32685**

**Expiry Date: 26th September, 2005**

Local Member: Councillor G.W. Davis

**1. Site Description and Proposal**

- 1.1 The application site is reached off the north-western side of Barrack Hill, as this unclassified road (u/c 71609) straightens at Ellerslea. Mount Pleasant is 100 metres uphill from its access point onto Barrack Hill, which is opposite Netherwood, a modern split-level dwelling.
- 1.2 It is proposed to erect a replacement dwelling some 11 metres to the south-west of the existing cottage. On the site of the cottage a garage and store is proposed. The two-storey dwelling will be constructed out of facing brick under a slate effect roof. The upstairs accommodation being within the roof space. A single-storey lean-to element on the east elevation will be horizontally boarded. Reclaimed stone will be used in the lower portion of the chimney and on the walls for the bay window. It is 14.7 metres long, 6.0 metres wide (it was 7.3 metres wide originally) on the ground floor (12 metres long upstairs) and 7.3 metres to the ridge (it was 8.15 metres originally). The garage/store building is 8.3 metres long and 6.1 metres wide, and 5.5 metres to the ridge (it was 6.2 metres higher originally). The elevation to the lane (east) will be built from reclaimed stone that will continue as at present south-westerly along the boundary. The other elevations will be built with facing brick and boarding at the gable ends above eaves level, again as for the house under a slate effect roof.
- 1.3 The application was originally presented to the Sub-Committee on 26<sup>th</sup> October, 2005 when it was resolved by Members that the replacement dwelling and garage be reduced in width and height and height respectively and that any revised scheme should be presented back to Sub-Committee.

**2. Policies**

**2.1 Hereford and Worcester County Structure Plan**

Policy H.16A	-	Development Criteria
Policy H.20	-	Residential Development in Open Countryside
Policy CTC.2	-	Area of Great Landscape Value
Policy CTC.9	-	Development Criteria

## 2.2 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy C.1	-	Development within Open Countryside
Policy C.8	-	Development within Area of Great Landscape Value
Policy SH.11	-	Housing in the Countryside
Policy SH.21	-	Replacement Dwellings

## 2.3 Unitary Development Plan (Revised Deposit Draft)

Policy H.7	-	Housing in the Countryside Outside Settlements
Policy H.13	-	Sustainable Residential Design

## 3. Planning History

3.1 None identified.

## 4. Consultation Summary

### Statutory Consultations

4.1 Forestry Commission raise no objections.

### Internal Council Advice

4.2 Traffic Manager has no objections with the proviso that parking is to Council standard.

## 5. Representations

5.1 In a letter that accompanied the application the applicant's agent makes the main following points:

- intend to reclaim materials, the design being based on a cottage style approach
- client's family have lived on site for over 100 years
- existing dwelling of poor construction, in particular the roof timbers, first floor truss and purlins beyond repair
- walls of inferior stone, attempts made to render it over years by wash rendering
- areas of loosely jointed stone
- considerable evidence of rising damp
- main ground floor is simply of earth, previously being brick paved with no damp membrane.

5.2 Aconbury Parish Meeting make the following observations:

"We accept the existing dwelling is not currently suitable in the context of a modern family home, and the principle of replacement causes little problem in this instance. Several people would regret the loss of a piece of local history and are a bit distressed to see it described in such derogatory terms, but a general passion for replacement seems to be superceding the passion for renovation.

We do not know if it is appropriate to replace the existing cottage with buildings of the size proposed. There are discrepancies on the drawings concerning windows and porches so it is not properly clear what would be covered by permission.

We hope the ridge height of the proposed garage would be no more, or better still less than, the existing two-storey house, to minimise the visual obstruction of this blank piece of structure from the track.”

5.3 Little Birch Parish Council make the following observations:

“Proposed new house very large (210m squared). New house not on site of existing cottage. Cottage site replaced with garage (annexe). Replacement dwellings should be of similar size and scale to existing and use part or whole of the footprint of existing cottage, as previous applications have had to abide by. Therefore this application does not comply with Policy for Rural Development. It would be a great shame to see cottage at the base of woods in open countryside demolished and replaced with new.”

“Agree with initial comment. although new house is sensitively designed, it is out of scale. The old cottage is of some historical interest and its faults are no more than those in many refurbished properties. It should not be demolished.”

“I agree with initial comment. I do not believe the applicants own the whole of the property enclosed by the red line. A public ungated lane splits the property. The small saw yard on the north-west was completely separate. Delivery lorries used this lane to deliver feed to Rock Cottage when it was a working smallholding. It appears the lane has been annexed into the property. Title deeds should be inspected to confirm ownership.”

“There would appear to be strong objections to this application both on size and position. The apparent loss of public right of way is also concerning.”

“Obviously the cottage is in need of replacement or serious refurbishment. In view of its position directly onto the lane we should not object to repositioning. Agree that new size is too large. Also agree that the ownership and lane access should be questioned.”

“As you can appreciate from these comments, there are very strong views concerning all aspects of the application. I would appreciate that you take these comments on board and investigate some of the legalities questioned.”

5.4 One letter has been received from:

Mr. R. Derham, Upper House Farmhouse, Barrack Hill, Kings Thorn, HR2 8BA

The following main points are made:

- do not object, stone preferable, but choice of facing brick in terms of colour and texture
- trust garage doors will be faced in hardwood to match existing joinery
- if conservatory is considered need more details.

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

## 6. Officer's Appraisal

- 6.1 The main points are considered to be those criteria relating to policies for replacement dwellings set out in Policy SH.21 in the South Herefordshire District Local Plan, which is not dissimilar to Policy H.7 in the emerging Unitary Development Plan. This relates to the desirability of keeping the existing cottage, the size of the replacement dwelling and garage, and finally the siting of the new dwelling.
- 6.2 The cottage has some architectural and historic interest. It has though been badly maintained such that damp has got in and the roof timbers in particular would need replacing. The stonework has, it is understood, been rendered in such a way that the building has retained moisture and dampness, given that, as would be expected on a dwelling of such an age, there is no damp proof membrane. It is considered on balance that the existing dwelling although of some local interest is not one of such architectural or historic interest, and given its present state of repair that would be desirable to retain.
- 6.3 The materials selected for the new dwelling would need to be sympathetic, in particular the facing brick. The external materials would be the subject of a planning condition, in the event that planning permission is granted, as well as for other finishes, i.e. joinery, gutters and garage doors.
- 6.4 The size and scale of the replacement dwelling is a key factor in any determination of applications for replacement dwellings. Whilst it was considered that the length was acceptable, the width needed to be reduced. This has been achieved by reducing it by 1.3 metres. This has also resulted in the overall ridge height dropping by just over 800mm. The garage has also been revised in the interim such that the overall height has lowered from 6.2 metres to 5.5 metres. This reduction in height addresses Aconbury Parish Meeting's observations that the new garage originally submitted was almost comparable in height to the existing dwelling.
- 6.5 The final issue is one relating to the residential curtilage for the proposed dwelling. The curtilage as proposed constitutes a large portion of land, notwithstanding the fact that an established hedgerow crosses the site as indicated in the Ordnance Survey extract plan that accompanied the application. In addition, a parcel of land has been included to the north-west of Mount Pleasant which is sub-divided from the property by a track that it is stated in the Little Birch Parish Council's observations as not being in the applicant's ownership. Whilst the siting for the proposed dwelling is not on that of the existing cottage, the garage proposed is on the site of the existing cottage. The siting of the new dwelling is not considered such that it runs counter to Development Plan policies for replacement dwellings. The applicant's agent will reduce the curtilage and take the parcel of land to the north-west that has a modern farm building on it out of the curtilage.
- 6.6 It is considered that with the submission of revised plans reducing the height and massing for the new dwelling and ridge height for the garage, the application can now be supported with the proviso as previously recommended to Sub-Committee that the curtilage is reduced in area, i.e. removing the parcel of land to the north-west from the residential curtilage for the new property.

**RECOMMENDATION**

That subject to the receipt of revised plans relating to a reduction in the curtilage of the new dwelling, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

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. **A07 (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. **Details of materials and finishes to all doors, including garage doors, windows and external boarding shall all be the subject of the prior written approval of the local planning authority before any development commences on site.**

**Reason:** To ensure the satisfactory appearance of the development

5. **E16 (Removal of permitted development rights)**

**Reason:** In order to define the terms to which the application relates.

6. **The existing dwelling shall be demolished prior to the date of first occupation of the replacement dwelling. All materials shall be removed from the site to the satisfaction of the local planning authority, save those being used in the construction of the dwelling, garage or driveway.**

**Reason:** In order to define the terms to which the application relates.

7. **G04 (Landscaping scheme (general))**

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

8. **G05 (Implementation of landscaping scheme (general))**

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

9. **H10 (Parking - single house)**

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

**Informative(s):**

1. **The details for the future conservatory do not form part of the application. This structure would require planning permission.**
2. **N15 - Reason(s) for the Grant of Planning Permission**

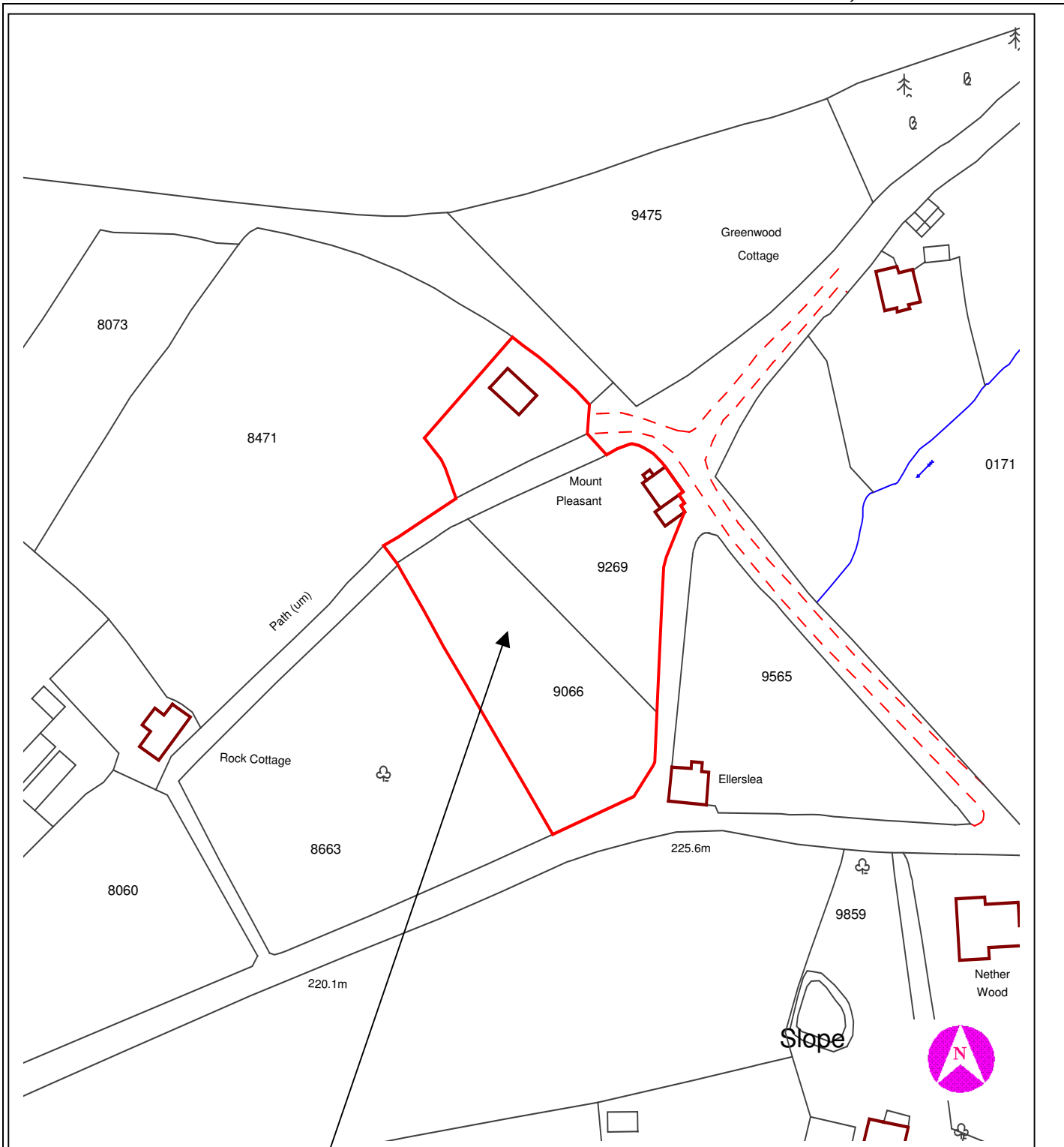
Decision: .....

Notes: .....

**Background Papers**

Internal departmental consultation replies.





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**APPLICATION NO:** DCSW2005/2516/F

**SCALE :** 1:1250

**SITE ADDRESS :** Mount Pleasant, Kingsthorpe, Hereford, Herefordshire, HR2 8BA

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**6 DCSE2006/0884/O - SITE FOR ERECTION OF ONE DWELLING AND ONE BUNGALOW, LAND ADJ. 2 THE MOORS, HILDERSLEY, ROSS-ON-WYE, HR9 7NQ.**

**For: Mr. & Mrs. Thomas per Paul Smith Associates,  
Chase View House, Merrivale Road, Ross-on-Wye,  
Herefordshire, HR9 5JX.**

**Date Received: 21st March, 2006 Ward: Ross-on-Wye East Grid Ref: 60975, 24414**

**Expiry Date: 16th May, 2006**

Local Members: Councillor Mrs. C.J. Davis  
Councillor Mrs. A.E. Gray

**1. Site Description and Proposal**

- 1.1 Site is an unused area of land enclosed by a wooden post and rail fence located on the east side of Onslow, 2 The Moors, an extended semi-detached house, that is on the north side of a narrow road that leads to Marsh Farm from the A40. Magpies is opposite, and open farmland is to the rear.
- 1.2 The site is located within the settlement boundary of Ross-on-Wye as shown in the South Herefordshire District Local Plan.
- 1.3 The site is approximately 0.1ha, roughly triangular in shape with a 40metre frontage.
- 1.4 This is an outline application for the erection of a house and a bungalow. The application reserves all matters except siting and means of access for future consideration. Foul drainage will be disposed of to individual septic tanks that will be located in the rear gardens of the proposed dwellings.

**2. Policies**

**2.1 Planning Policy Guidance**

PPS.1	-	Delivering Sustainable Development
PPG.3	-	Housing
PPG.13	-	Transport

**2.2 Hereford and Worcester County Structure Plan**

Policy H.16	-	Ross and Rural Sub-Area
Policy H.16A	-	Housing in Rural Areas Development Criteria
Policy H.18	-	Housing in Rural Areas
Policy CTC.9	-	Development Criteria

**2.3 South Herefordshire District Local Plan**

Policy GD.1	-	General Development Criteria
Policy C.2	-	Settlement Boundaries

Policy SH.1	-	Housing Land Supply
Policy SH.5	-	Housing Land in Ross-on-Wye
Policy SH.9	-	Balance of Housing Types
Policy SH.14	-	Siting and Design of Buildings
Policy C.44	-	Flooding
Policy T.3	-	Highway Safety Requirements
Policy T.4	-	Highway and Car Parking Requirements
Policy 2	-	New Housing Developments
Policy 3	-	Infill Sites for Housing

#### 2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S.1	-	Sustainable Development
Policy S.2	-	Development Requirements
Policy S.3	-	Housing
Policy S.6	-	Transport
Policy DR.1	-	Design
Policy DR.2	-	Land Use and Activity
Policy DR.3	-	Movement
Policy DR.7	-	Flood Risk
Policy H.1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
Policy H.13	-	Sustainable Residential Design
Policy H.14	-	Re-using Previously Developed Land and Buildings
Policy H.15	-	Density
Policy CF.2	-	Foul Drainage

### 3. Planning History

3.1 None.

### 4. Consultation Summary

#### Statutory Consultations

4.1 Environment Agency - No reply received at time of report.

4.2 Hyder - No objection.

#### Internal Council Advice

4.3 Traffic Manager - Recommends that any permission includes condition H12

### 5. Representations

5.1 Ross Rural Parish Council - No reply received at time of report.

5.2 Letters have been received from:

Mr. and Mrs. A.D. Hunter, 3 Haresfield, Hildersley, Ross-on-Wye  
 Mr. and Mrs. G.E. Jackson, Marsh Farm, Hildersley, Ross-on-Wye  
 Mr. Naughton, Magpies, Marsh Farm Lane, Hildersley, Ross-on-Wye

The main points raised:

- The access road from the A40 to the site is single track and vehicles frequently have to reverse to allow oncoming vehicles to pass, the proposal will add to the problem.
- There are no footpaths
- The development should be restricted to 2 bungalows
- A house immediately to the rear of our bungalow would adversely affect our enjoyment of our property
- The site is low lying and was flooded in 2002
- It should be for one dwelling only.

5.3 The applicant has said:

- The site lies within the settlement boundary of Ross as defined in the South Herefordshire District Local Plan
- As such the principle of development is acceptable under policy C.2
- The application accords fully with the thrust of central government planning advice, principally PPG3 Housing in that it entails the use of previously developed land in a highly sustainable location within easy reach of the full range of community facilities, public transport and employment opportunities
- In site specific terms the composition and layout of the proposed development pays appropriate attention to site characteristics, its position at the edge of settlement and neighbouring properties
- It is proposed to erect a house on plot 1, and a bungalow on plot 2
- This allows for an appropriate gradation of built form along the lane as well as retaining the open aspect of a neighbouring property upon the open countryside.

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

## **6. Officer's Appraisal**

- 6.1 The site is located within the identified settlement of Ross-on-Wye adjacent to an established residential area where housing development is acceptable in principle subject to meeting the requirements set out in Policy GD.1 and Policy 3 in the South Herefordshire District Local Plan. These policies aim to protect the character of the area; the amenities of neighbours and to ensure adequate parking and access arrangements can be achieved.
- 6.2 The site is part of a large garden to Onslow a semi-detached house. It is considered the siting of the proposed dwellings will reflect the pattern of development in the locality without causing harm to the amenity of neighbours.
- 6.3 Access to the site will be off a long narrow tarmac surfaced road that leads to Marsh Farm from the A40. The road provides access to other residential development in the locality including Harefields a cul-de-sac of 12 dwellings. The Traffic Manager considers the road to be suitable in its width and construction to serve the proposal without compromising matters of highway safety.

**RECOMMENDATION**

**That planning permission be granted subject to the following conditions:**

- 1. A02 (Time limit for submission of reserved matters (outline permission))**

**Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.**

- 2. A03 (Time limit for commencement (outline permission))**

**Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.**

- 3. A04 (Approval of reserved matters)**

**Reason: To enable the local planning authority to exercise proper control over these aspects of the development.**

- 4. A05 (Plans and particulars of reserved matters)**

**Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.**

- 5. H12 (Parking and turning - single house)**

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

**Informative(s):**

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

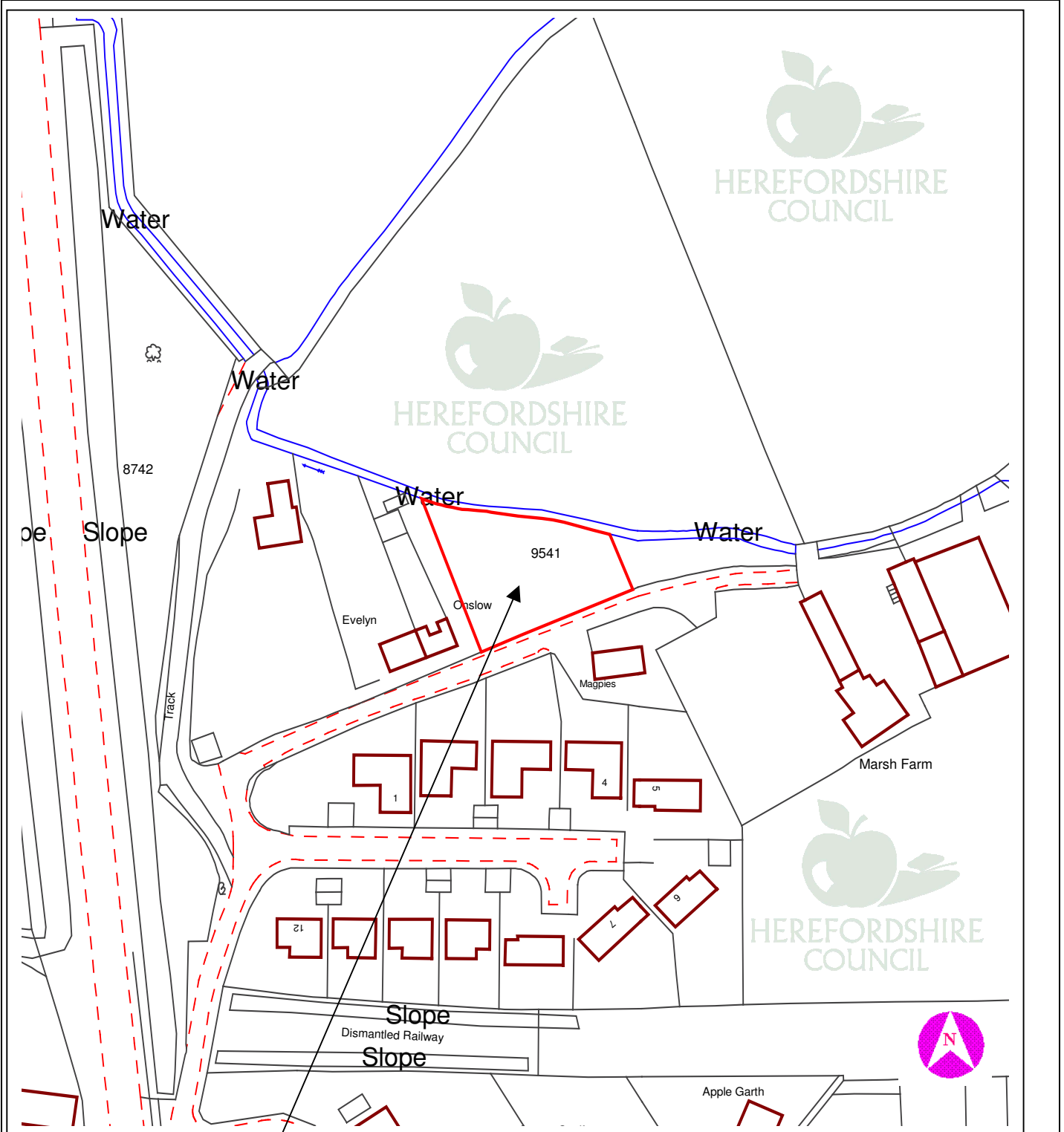
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSE2006/0884/O

**SCALE :** 1 : 1250

**SITE ADDRESS :** Land adj. 2 The Moors, Hildersley, Ross-on-Wye, Herefordshire, HR9 7NQ

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## **7 DCSE2006/0582/F - PROPOSED DWELLING, LAND IN THE GARDEN OF THE ORCHARD, BRIDSTOW, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6AJ.**

**For: Mr. M. Middlecote per Mr. C. Goldsworthy, 85 St Owens Street, Hereford, HR1 2JW.**

**Date Received: 23rd February, 2006      Ward: Llangarron      Grid Ref: 58438, 24408**

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

Local Member:    Councillor Mrs. J.A. Hyde

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

- 1.1 The Orchard is located on the northwestern side of Bannutree Lane some 100 metres south its junction with the A49, within the smaller settlement of Bridstow. The site forms part of the large rear garden.
- 1.2 This is a full application that proposes a 3-bedroomed dwelling that will be located close to the rear boundary of The Orchard, with vehicular access onto Bannutree Lane.

### **2. Policies**

#### **2.1 Planning Policy Guidance**

PPS.1	-	Delivering Sustainable Development
PPG.3	-	Housing
PPS.7	-	Sustainable Development in Rural Areas

#### **2.2 Hereford and Worcester County Structure Plan**

Policy H.16A	-	Housing in Rural Areas Development Criteria
Policy H.18	-	Housing in Rural Areas
Policy CTC.1	-	Development in Areas of Outstanding Natural Beauty
Policy CTC.9	-	Development Criteria

#### **2.3 South Herefordshire District Local Plan**

Policy GD.1	-	General Development Criteria
Policy C.5	-	Development within Areas of Outstanding Natural Beauty
Policy SH.10	-	Housing in Smaller Settlements
Policy SH.14	-	Siting and Design of Buildings
Policy SH.15	-	Criteria for New Housing Schemes
Policy T.3	-	Highway Safety Requirements

#### **2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)**

Policy S.1	-	Sustainable Development
Policy S.2	-	Development Requirements
Policy S.3	-	Housing
Policy S.6	-	Transport

Policy S.7	-	Natural and Historic Heritage
Policy DR.1	-	Design
Policy DR.2	-	Land Use and Activity
Policy H.6	-	Housing in Smaller Settlements
Policy LA.1	-	Areas of Outstanding Natural Beauty

### 3. Planning History

- 3.1 DCSE2005/0651/O Bungalow and access - Refused 25.04.05  
DCSE2005/1640/O Bungalow and access - Approved 03.08.05

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 Hyder - Recommends conditions.

#### Internal Council Advice

- 4.2 Traffic Manager - Recommends that any permission include conditions H.01, H.05, H.06 and H.12.

### 5. Representations

- 5.1 Bridstow Parish Council - We feel this application is out of keeping with all surrounding properties and contrary to the outline planning permission, which was for a bungalow.

### 6. Officer's Appraisal

- 6.1 The principle of residential development within the rear garden of The Orchard, albeit for a bungalow, has been established, application DCSE2005/1640/O refers. This site is larger than that on the outline permission.
- 6.2 This application proposes a house that will be located close to the rear boundary of The Orchard. The proposal has been designed so as to reflect the scale of nearby dwellings, and will be orientated so as not overlook neighbours.

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

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

**3. H01 (Single access - not footway)**

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

4. H05 (Access gates)

Reason: In the interests of highway safety.

5. H06 (Vehicular access construction)

Reason: In the interests of highway safety.

6. H12 (Parking and turning - single house)

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

7. W01 (Foul/surface water drainage)

Reason: To protect the integrity of the public sewerage system.

8. 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.

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

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

**Informative(s):**

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

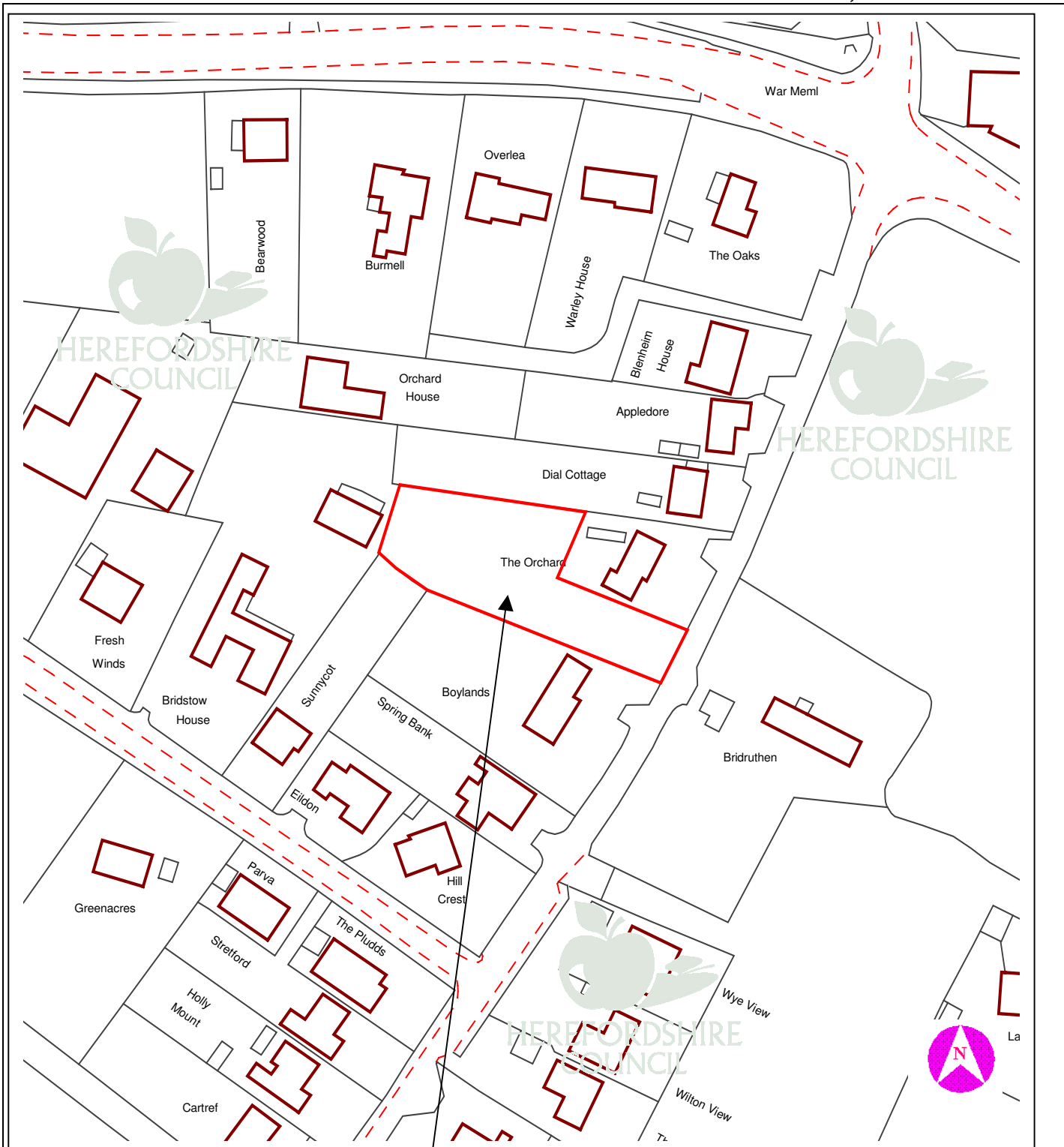
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSE2006/0582/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Land in the garden of The Orchard, Bridstow, Ross-on-Wye, Herefordshire, HR9 6AJ

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**8 DCSW2006/0847/F - TWO STOREY EXTENSION WITH BASEMENT BELOW AND ALTERATIONS INCLUDING TWO DORMER WINDOWS TO EXISTING FIRST FLOOR, THE CLOSERIE, WORMELOW, HEREFORDSHIRE, HR2 8EL.**

**For: Andrew Regan & Jan Rush, The Closerie, Wormelow, Hereford, HR2 8EL.**

**Date Received: 20th March, 2006**

**Ward: Pontrilas**

**Grid Ref: 49568, 28834**

**Expiry Date: 15th May, 2006**

Local Member: Councillor G.W. Davis

**1. Site Description and Proposal**

- 1.1 The Closerie is a modern red-brick dwelling almost due north of Lyston House, a Grade II Listed house, from which it is well screened by existing trees in a parkland setting to the north and north-east of Lyston House. Access is gained onto the A466 road to the north-west of The Closerie.
- 1.2 The proposal entails the erection of a two-storey extension to the front or south elevation of this chalet bungalow. The extension will provide a study downstairs and a single bedroom above. A lower building is proposed to the front of this gable fronted element. This building is a basement that is partly visible from the side, the remaining half bay under the aforementioned study/bedroom extension. It is also proposed to instal flat roofed dormer windows in both planes of the new roof and in the main roof of the dwelling, this entails the erection of flat roofed dormer windows serving an en-suite and a bathroom on the north elevation of the property. New windows are also proposed in the east and west gables of the existing dwelling, including inward opening doors on the east elevation. A new roof is also proposed over what is a flat roofed existing single-storey element comprising two garages, a utility area and lobby that projects at an acute angle from the western end of the dwelling. The new roofs will be covered in autumn mix clay plain tiles, and the new walls in bricks that match those used in the existing.

**2. Policies**

**2.1 Planning Policy Guidance**

PPS.1 - Delivering Sustainable Development

**2.2 Hereford and Worcester County Structure Plan**

Policy CTC.2 - Development in Areas of Great Landscape Value  
Policy CTC.9 - Development Criteria

**2.3 South Herefordshire District Local Plan**

Policy GD.1 - General Development Criteria

Policy C.8	-	Development within Areas of Great Landscape Value
Policy C.10	-	Protection of Historic Parkland
Policy C.29	-	Setting of a Listed Building
Policy T.8	-	Public Footpaths and Cycleways
Policy SH.23	-	Extensions to Dwellings

#### 2.4 Unitary Development Plan (Revised Deposit Draft)

Policy S.2	-	Development Requirements
Policy S.7	-	Natural and Historic Heritage
Policy DR.1	-	Design
Policy DR.3	-	Movement
Policy DR.14	-	Lighting
Policy HBA.4	-	Setting of Listed Buildings
Policy H.7	-	Housing in the Countryside outside Settlements
Policy H.18	-	Alterations and Extensions

### 3. Planning History

- 3.1 DCSW2005/2970/F Upgrading of track, converting barn to stables and change of use of animal shed to workshop/store/garage - Approved 23.11.05

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 Open Spaces Society has no objections.
- 4.2 The Ramblers Association has no objections subject to the developer being made aware that there is a legal requirement to maintain and keep clear a public right of way at all times.

#### Internal Council Advice

- 4.3 The Traffic Manager has no objections.
- 4.4 The Conservation Manager has no objections from an architectural point of view. The proposal will not affect the setting of the adjacent Lyston House. Attention is drawn to the proposed roof over the existing single-storey element which is incomplete.
- 4.5 The Public Rights of Way Manager has no objection.

### 5. Representations

- 5.1 The Parish Council have no objections.
- 5.2 Four letters of objection and representation have been received from:

Mrs. J. McKrill, North Lodge, Lyston Court, Llanwarne, HR2 8EL  
 Mr. G. & Mrs. M. Bowen, North Lodge, Wormelow, HR2 8EL  
 D.L. & E.W. Sayce, Lyston Villa, Wormelow, HR2 8EL  
 Mrs. G.A. Banks, Applegarth, Lyston, Wormelow, HR2 8EL

The main points being:

- roof over single-storey elevation omitted
- two doors and windows in west elevation do not exist
- new roof partially gable will dominate my view
- dormer windows proposed will overlook, hopefully they will have obscure glazing to serve bathroom and en-suite
- dormer windows out of keeping
- proposed tiles 'autumn mix' suggest red/orange colour that will make it stand out, particularly when used on less visible flat roof over garage
- balcony will overlook us, only one window at present
- no objections so long as property used as a residential dwelling and not for commercial ventures.

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

## **6. Officer's Appraisal**

- 6.1 The main issues are considered to be the principle of extending the chalet bungalow, the extension proposed, dormer windows and new roof over the existing single-storey garage block/hall. The second related issue is one of overlooking adjoining properties.
- 6.2 The two-storey extension and basement element is considered to be proportionate in scale and massing and therefore in accordance with Policies SH.23 and GD.1 contained in the South Herefordshire District Local Plan and Policy H.18 in the emerging Unitary Development Plan. The new roof proposed over the double garage/utility and lobby wing off the western gable end will increase the height of the building from 2.7 metres to 3.6 metres to the ridge. This is considered to be acceptable and not such that the new roof will dominate adjacent properties. This is given the distance away from the nearest property and the fact that their gardens slope down to The Closerie. The colour of the roof tile is cited, however it is not uncommon for contrasting roof tiles to be used on different elements of dwellings in the countryside. A clay tile is an acceptable tile, the colour for which will need to be verified before agreement by the local planning authority.
- 6.3 The second main issue is the one relating to the installation of dormer windows in the north elevation of the existing dwelling. This roof is at present unadorned by openings or windows. These dormers will provide additional headroom and light for a bathroom and en-suite. These windows could have obscure glazing as recommended by one of the adjoining residents, this would reduce the possibility for overt overlooking. However, it should be noted that the dormer windows are in a dwelling that is down slope from Lyston Villa and North Lodge (comprising two semi-detached properties). North Lodge is also at approximately 45 degrees to The Closerie and Lyston Villa which is further away still not directly in line with The Closerie. A balcony has been referred to, in representations received, on the east elevation, however this is an inward opening pair of doors that would not require planning permission in their own right. It is not possible to overlook Lyston Villa at the distance over 25 metres from the boundary and given the angle between the two properties.

6.4 There are considered to be no reasonable grounds for withholding planning permission subject to further details being provided for the new garage roof and a dormer window in the new extension that is not detailed in the south elevation.

**RECOMMENDATION**

**That subject to further details being provided for the western end of the new garage roof and a dormer window in the new extension, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:**

- 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. **A07 (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. **E19 (Obscure glazing to windows)**

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

**Informative(s):**

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

Decision: .....

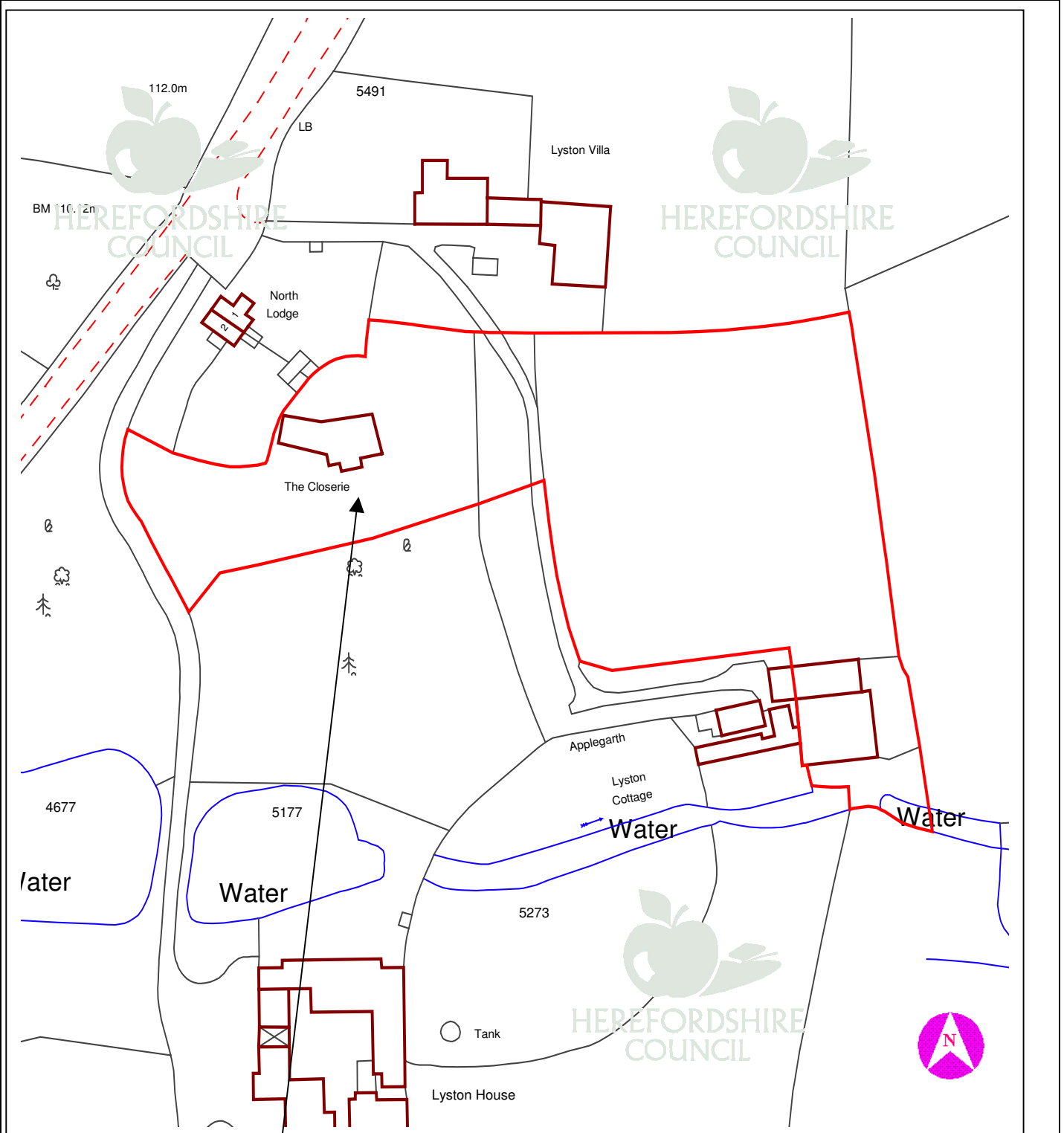
Notes: .....

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**Background Papers**

Internal departmental consultation replies.





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**APPLICATION NO:** DCSW2006/0847/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** The Closerie, Wormelow, Herefordshire, HR2 8EL

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**9 DCSW2005/3136/F - CHANGE OF USE FROM AGRICULTURAL USE, TO OVERSPILL CAR PARKING IN PART OF FIELD ON TEMPORARY BASIS, LAND ADJACENT TO HEREFORD WALDORF SCHOOL, MUCH DEWCHURCH, HEREFORDSHIRE, HR2 8DL.**

**For: Hereford Waldorf School per Mr. Kelly, The Stable Block, Broad Oak, Garway, Hereford, HR2 8QU.**

**Date Received: 30th September, 2005**

**Ward: Valletts**

**Grid Ref: 48080, 31001**

**Expiry Date: 25th November, 2005**

Local Member: Councillor P.G. Turpin

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

- 1.1 Hereford Waldorf School is in the centre of Much Dewchurch. Access is gained off the main thoroughfare through the village (B4348 road) to the north-west of the main complex of buildings, via an unclassified road (u/c 73422).
- 1.2 It is proposed to create a temporary car park of 21 spaces at the northern end of a field acquired by the applicants. This car park is immediately adjacent to the kindergarten. Access is via an existing partially made up track that is well treed and has good hedging on it that sub-divides the school to the east from The Pippins immediately to the west. The track is approximately 70 metres from the access point to the south-western corner of the playground.

### **2. Policies**

#### **2.1 South Herefordshire District Local Plan**

Policy GD.1 - General Development Criteria  
Policy C.8 - Area of Great Landscape Value

#### **2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)**

Policy DR.3 - Movement  
Policy DR.4 - Environment  
Policy S.2 - Development Requirements

### **3. Planning History**

#### **3.1 Most recent and relevant history being:**

SW2000/2970/F	Change of use of educational premises with extension and alterations and erection of garage workshop	- Approved 18.04.01
SW2003/3461/F	New assembly hall, new classroom block and ancillary building. Removal of temporary buildings and sheds	- Approved 09.01.04

#### 4. Consultation Summary

##### Statutory Consultations

4.1 No statutory or non-statutory consultations required.

##### Internal Council Advice

4.2 The Traffic Manager requested that the car parking area be demarcated and details for the access position be provided. He is satisfied that the parking provision relates to existing demand on site only. Therefore, no objections are raised.

#### 5. Representations

5.1 In a letter that accompanied further plans demarcating the actual car parking area the applicant's agent states:

- only small area top end of field will be used, close to existing gate access
- parking will be for teachers and other staff in order to relieve congestion in the car park area
- only for temporary period pending future Hereford Waldorf Academy project

5.2 Much Dewchurch Parish Council has no objections.

5.3 Three letters of objection have been received from:

W.E. Ashwick, 2 The Pippins, Much Dewchurch, HR2 8DL

G.R.D. Johnstone, Willow End, 4 The Pippins, Much Dewchurch, HR2 8DL

Mr. N. Bright, Ty Berllan, The Pippins, Much Dewchurch, HR2 8DL

The following main points are raised:

- temporary can become permanent, i.e. like temporary classrooms
- need better definition of temporary, already used by school
- how will it be policed
- not assist queuing on B4348, blocked driveways, should not encourage more traffic
- leave arrangements as they are, wait until new application for school extension is received
- piecemeal encroachment/urbanisation on site outside village envelope
- access road, 3 metres not suitable, no passing places.

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

#### 6. Officer's Appraisal

6.1 The main issues are considered to relate to the principle of allowing vehicles to park on the field in association with the Waldorf School. There are other relevant issues, including the means of access, traffic congestion expressed by local residents and the term of permission, in the event that the application is supported.

- 6.2 The field that the school has acquired is some 5.5 acres (2.3 hectares) in area. The application received did not delineate that part of the field that would be utilised for car parking. This has been rectified with the submission of a block plan providing details for a 21 space car park aligned along the northern boundary of the field close to the kindergarten. This parking area is also out of view of most residents in The Pippins and from the porch of St. David’s Church. Therefore it is not considered that the car park will detract from the amenities of this part of Much Dewchurch, given the siting of the car park, and that in the event that planning permission is granted it would be made conditional that the land is reinstated to the satisfaction of the local planning authority.
- 6.3 The track serving the field, and therefore the car park, is narrow as stated and approximately 70 metres in length. It will not be surfaced and therefore will retain the ambience of a country lane. The car park will not be used by parents or others dropping off children therefore the usage will be generally restricted to those times before and after school opening times. It is not considered that vehicles will meet often, given they will by large either going to the car park or leaving it. Whether or not the use of the car park has negligible input on traffic congestion experienced by local residents is not a reason in itself to reasonably withhold planning permission, nor is the possibility that the school may be granted Academy status by the Government. This is a temporary planning permission for a car park, that should at least free up some space in the playground for vehicles manoeuvring around the restricted site.
- 6.4 The application can be supported with the proviso that it is made temporary and that the use is restricted as overflow car park for the benefit of teachers and staff only.

**RECOMMENDATION**

**That planning permission be granted subject to the following conditions:**

**1. E21 (Temporary permission and reinstatement of land)**

**Reason: The nature of the development is such that it is only considered acceptable in this location having regard to the applicant's special circumstances.**

**2. E25 (Personal and time limited permission)**

**Reason: The nature of the development is such that it is only considered acceptable in this location having regard to the applicant's special circumstances.**

**3. The car park shall be laid out, as specified, to the satisfaction of the local planning authority prior to first use**

**Reason: In order to define the terms to which the application relates.**

**Informative(s):**

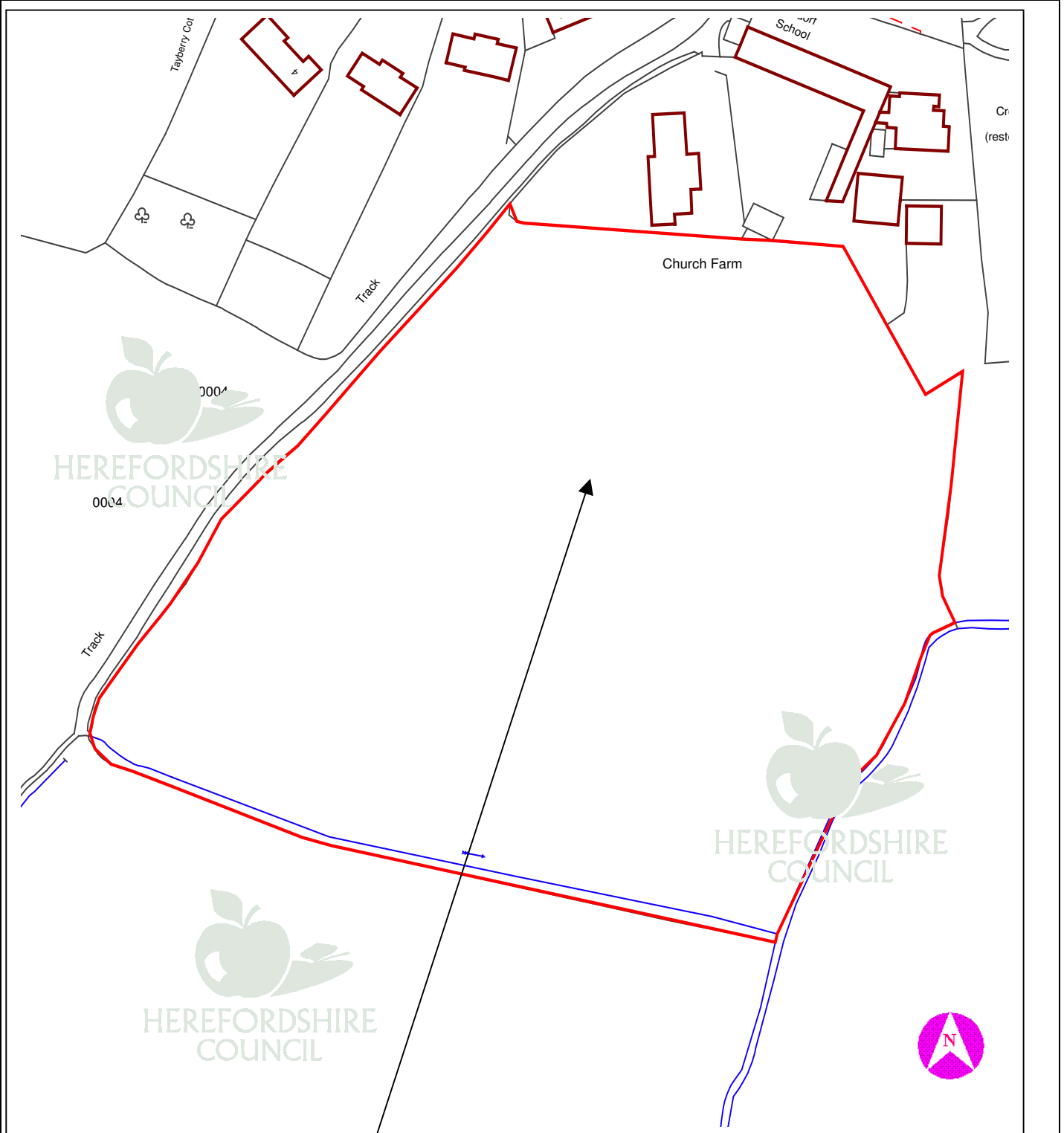
**1. N15 - Reason(s) for the Grant of Planning Permission**

Decision: .....

Notes: .....

**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSW2005/3136/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Land Adjacent to Hereford Waldorf School, Much Dewchurch, Herefordshire, HR2 8DL

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**10 DCSW2006/0905/O - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (5 UNITS) AND CONSTRUCTION OF NEW VEHICULAR ACCESS, LAND ADJOINING YEW TREE FARM, POPLAR ROAD, CLEHONGER, HEREFORD, HR2 9SW.**

**For: Olds & Featherston per Three Counties Planning,  
PO Box 69, Ross-on-Wye, Herefordshire, HR9 7WG.**

**Date Received: 21st March, 2006**

**Ward: Valletts**

**Grid Ref: 44754, 37281**

**Expiry Date: 16th May, 2006**

Local Member: Councillor P.G. Turpin  
Councillor D.C. Taylor

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

- 1.1 The proposal site is on the southern side of Poplar Road, an unclassified road (u/c 73412) approximately 230 metres east of the junction with the B4349 road, that leads to Kingstone.
- 1.2 The site is wholly within the Parish of Allensmore, Poplar Road and properties diagonally opposite in The Hollies are in Clehonger. There are no trees on this site that inclines away, i.e. southward. On the western side of the boundary of the site is 20 Poplar Road, a single storey bungalow, and on the eastern side the applicant's farm, comprising predominantly two storey red-brick faced buildings. Poplar Road is also characterised by two storey dwellings further east and uphill from Yew Tree Farm. There are single-storey bungalows opposite the hedgerow lined frontage of the site. The site has a western boundary of 35 metres and an eastern one of 62 metres and frontage of 47 metres. This site relates to the settlement boundary delineated in the emerging Unitary Development Plan. The settlement boundary identified in the Local Plan was shorter in length on the eastern boundary, i.e. shared with the remainder of Yew Tree Farm.
- 1.3 The means of access was originally proposed to be determined at this stage. The application is accompanied by illustrative block plan layouts for 5 dwellings in different configurations with different access point positions. However, the applicant has confirmed recently that now all matters are for future determination.

## **2. Policies**

### **2.1 Planning Policy Guidance**

PPS.1 - Delivering Sustainable Development

### **2.2 South Herefordshire District Local Plan**

Policy GD.1 - General Development Criteria  
Policy C.2 - Settlement Boundaries  
Policy SH.6 - Housing Development in Larger Villages  
Policy SH.8 - New Housing Development Criteria in Larger Villages

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

Policy S.2	-	Development Requirements
Policy H.4	-	Settlement Boundaries
Policy H.7	-	Housing in the Countryside outside Settlements

### 3. Planning History

- 3.1 DCSW2006/0143/O Residential development (9 units) and construction of new vehicular access - Withdrawn 10.03.06

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 Welsh Water's response has not been received.

#### Internal Council Advice

- 4.2 Traffic Manager's response has not been received.

### 5. Representations

- 5.1 In a letter that accompanied the application the applicant's agent states:

- that as confirmed previously the site applied for is allocated in the Development Plan.

- 5.2 In a subsequent letter the applicant's agent confirms that:

- that all matters are reserved for future consideration and that an illustrative plan is on way. Applicants are happy to confirm details with local residents.

- 5.3 Five letters of representation have been received from:

Occupier, 25 The Hollies, Clehonger, HR2 9SP  
Mr. B.A. Beach, 26 The Hollies, Clehonger, HR2 9SP  
Miss A. Matthews, 27 Poplar Road, Clehonger, HR2 9SW  
Mr. L.J. & Mrs. S. Slaney, 25 Poplar Road, Clehonger, HR2 9SW  
Mr. K. & Mrs. J. Shurmer, Penglais, 20 Poplar Road, Clehonger, HR2 9SW

The main points raised are:

- chalet bungalow out of keeping - elevated site
- technically two-storey buildings, single storey with open plan gardens more appropriate
- car headlights will shine into our bedrooms
- loss of property value
- perpetually drainage problems in locality (not on mains drainage on site side)
- surface water could come onto our property
- loss of view
- illustrative plans, tightly packed



- loss of sunshine
- possibility of overlooking if 3 bedroom houses.

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

## **6. Officer's Appraisal**

- 6.1 The main issue is the principle of developing the site for residential purposes and secondly the impact on nearby residents.
- 6.2 This application follows one that included land in and outside the settlement boundary for Clehonger. At that time the Forward Planning Manager confirmed that the settlement boundary for Clehonger delineated in the soon to be adopted Unitary Development Plan was the one, as it relates to the application site that was relevant. This is an important factor given that the settlement boundary in the Unitary Development Plan when compared to that of the South Herefordshire District Local Plan provides a larger site area. The current proposal falls within the settlement boundary identified in the Unitary Development Plan, therefore it satisfies the requirements of Policies H.4 and H.7 contained in the Unitary Development Plan.
- 6.3 The application was accompanied by illustrative plans detailing different layouts, notwithstanding that these are for illustrative purposes only, one layout plan was omitted and has only been received relatively recently. The layout plans were only required if certain reserved matters, particularly siting, was to be determined at this stage. The submission of layout plans detailing different configurations has only possibly confused matters, particularly for residents living in the vicinity of the site. The determination of this application is not made with reference to the layout plans submitted. It would be preferable though if the future detailed scheme allowed for frontage development, i.e. dwellings that front onto Poplar Road. Whether or not the dwellings are single-storey or not is a matter that can be resolved at that time. However the ridge heights of the dwellings will be an important factor as will the relationship of the site to buildings to the east and west of this paddock site.
- 6.4 The matters raised in representations received relate to the 'illustrated' plans received and the envisaged point of access as regards to car headlights shining northward across Poplar Road, however as has been stated already they are not matters that relate directly to the submitted proposal. The drainage issues referred to have been the subject of a Welsh Water response and recommended conditions for the earlier withdrawn scheme for 9 residential units. Welsh Water did not object at that time. Therefore it is considered that the means of foul and surface water drainage can be dealt with subject to the imposition of planning conditions as recommended by Welsh Water.
- 6.5 It is considered that there are no reasonable grounds for withholding planning permission. It is possible to erect five dwellings on this site without materially affecting the amenities of residents and at a density that Government advice requires in PPG.3: Housing.

**RECOMMENDATION**

That planning permission be granted subject to the following conditions:

- 1. **A02 (Time limit for submission of reserved matters (outline permission))**

**Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.**

- 2. **A03 (Time limit for commencement (outline permission))**

**Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.**

- 3. **A04 (Approval of reserved matters)**

**Reason: To enable the local planning authority to exercise proper control over these aspects of the development.**

- 4. **A05 (Plans and particulars of reserved matters)**

**Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.**

- 5. **W01 (Foul/surface water drainage)**

**Reason: To protect the integrity of the public sewerage system.**

- 6. **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.**

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

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

**Informative(s):**

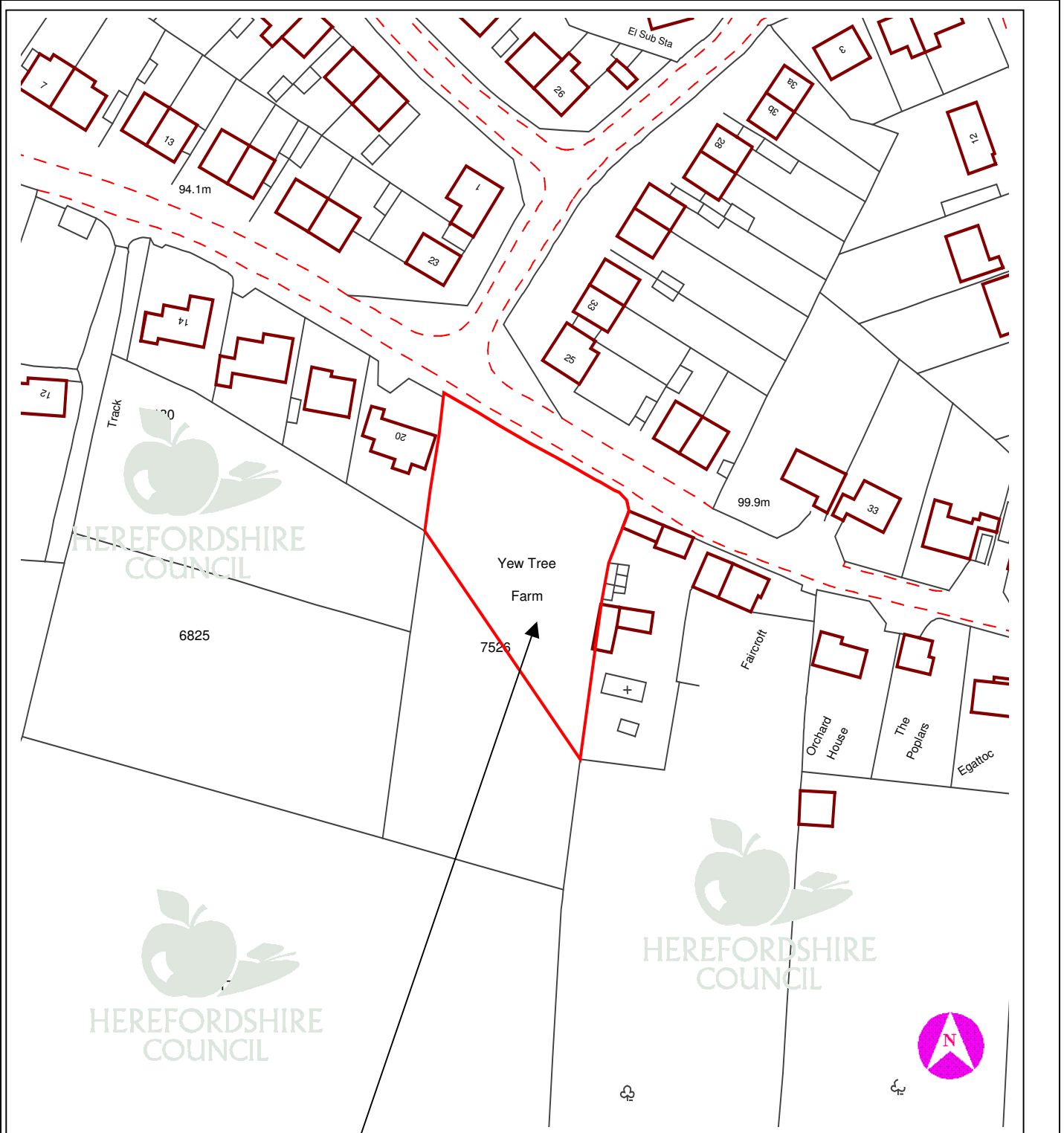
- 1. **N15 - Reason(s) for the Grant of Planning Permission**

Decision: .....

Notes: .....

**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSW2006/0905/O

**SCALE :** 1 : 1250

**SITE ADDRESS :** Land adjoining Yew Tree Farm, Poplar Road, Clehonger, Hereford, HR2 9SW

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**11 DCSE2006/0661/F - ERECTION OF FIVE DWELLINGS, ASSOCIATED GARAGES AND DRAINAGE, ABBOTTS CLOSE, LOWER GREYTREE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7HW.**

**For: K.W. Bell & Son Ltd, Whimsey Industrial Estate, Steam Mills Road, Cinderford, Gloucestershire, GL14 3JA.**

**Date Received: 6th March, 2006    Ward: Ross-on-Wye West    Grid Ref: 59544, 25060  
Expiry Date: 1st May, 2006**

Local Members: Councillor M.R. Cunningham  
Councillor G. Lucas

**1. Site Description and Proposal**

- 1.1 The site forms the rear gardens of 1 Blackfields Cottages, 1 and 2 Ventrillo, Summer Place and Willow Leas, that front onto Sixth Avenue. The site fronts onto but is at a lower level to the recently constructed Abbots Close. The Willows is on the south side.
- 1.2 This application is for the erection of 2 pairs of semi-detached houses and a detached house with access onto Abbots Close.

**2. Policies**

**2.1 Planning Policy Guidance**

PPS.1	-	Delivering Sustainable Development
PPG.3	-	Housing
PPG.13	-	Transport

**2.2 Hereford and Worcester County Structure Plan**

Policy H.16	-	Ross and Rural Sub-Area
Policy H.16A	-	Housing in Rural Areas Development Criteria
Policy H.18	-	Housing in Rural Areas
Policy CTC.1	-	Development in Areas of Outstanding Natural Beauty
Policy CTC.9	-	Development Criteria

**2.3 South Herefordshire District Local Plan**

Policy GD.1	-	General Development Criteria
Policy C.5	-	Development within Areas of Outstanding Natural Beauty
Policy SH.1	-	Housing Land Supply
Policy SH.5	-	Housing Land in Ross-on-Wye
Policy SH.9	-	Balance of Housing Types
Policy SH.14	-	Siting and Design of Buildings
Policy SH.15	-	Criteria for New Housing Schemes

Policy C.43	-	Foul Drainage
Policy T.3	-	Highway Safety Requirements
Policy T.4	-	Highway and Car Parking Requirements
Policy T.9	-	Cycle Routes

#### 2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S.1	-	Sustainable Development
Policy S.2	-	Development Requirements
Policy S.3	-	Housing
Policy DR.1	-	Design
Policy DR.2	-	Land Use and Activity
Policy DR.3	-	Movement
Policy DR.4	-	Environment
Policy T.7	-	Cycling
Policy H.1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
Policy H.3	-	Managing the Release of Housing Land
Policy H.13	-	Sustainable Residential Design
Policy H.14	-	Re-using Previously Developed Land and Buildings
Policy H.15	-	Density
Policy CF.2	-	Foul Drainage

### 3. Planning History

3.1 None.

### 4. Consultation Summary

#### Statutory Consultations

4.1 Hyder - recommends conditions

#### Internal Council Advice

4.2 Traffic Manager – Recommends conditions.

### 5. Representations

5.1 Ross Rural Parish Council:

“This Council recognises that the development occupies no more land than the 5 properties in Sixth Avenue, whose rear gardens they will occupy. In this respect we do not oppose the application. However we are seriously concerned at the additional traffic, which will be generated and will render dangerous the bend at the bottom of Greytree Hill. We raised this issue at the first application for Abbots Close. We have on a number of occasions requested Highways consider the re-configuration of the corner to achieve separation between lanes around the apex of the bend. To the present we have no positive response.

This Council proposes that the committee consider the possibility of a community gain arising out of the foregoing.

We offer the following in support. The attached location plan is annotated thus A, B, C, D (see Appendix to this report).

1) Areas A to become a NO PARKING area, with bollards to prevent access (other than gateways). At times these areas can have up to 5 cars parked by walkers accessing the adjacent field. (Usually they reverse onto the bend to exit).

2) Note that B is the access road to land owned (to the best of our knowledge) by Ross Rugby Club. The site is not presently activated, but again access is via the apex of the bend with an uphill access. Any additional traffic would pressurise this dangerous bend.

3) D represents the access to the rifle club. Disabled people using motorised wheelchairs cannot use the pavement in Greytree and have to use the road as far as D to gain the safety of the pavement. We have raised the whole issue of dropped pavements with HCC on several occasions previously but no action has resulted.

4) C This area consists of a very wide verge, (presumably in County ownership), together with an unused part of the railway line owned, as we understand by the Rifle Club. The boundaries of this property are overgrown and severely hamper visibility in both directions.

This Council proposes the purchase of the old railway line as a joint venture with the developers KW Bell, as a community gain.

This would allow space to reconfigure the corner with some form of lane separation around the apex of the bend. The remaining land could easily provide a small, official, parking areas for walkers etc.

Finally, we note that there are no restrictions to parking on the new Abbots Close road and we have noted some parking taking place close to the bend, which could render access/exit difficult.

We recommend a site meeting before approval is granted.”

## 5.2 Objections have been received from

R. McAllister, The Secret, 2 Abbots Close, Lower Greytree, Ross  
N. Llewellyn, 3 Blackfields Cottages, Sixth Avenue, Greytree, Ross

The main points being raised

- Egress from Abbots Close onto a blind 90degree bend
- Increase in traffic

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

## 6. Officer's Appraisal

- 6.1 The site is located within the identified settlement of Ross-on-Wye in an established residential area where housing development is acceptable in principle subject to meeting the requirements set out in Policy GD.1 and Policy 3 in the South Herefordshire District Local Plan. These policies aim to protect the character of the area, the amenities of neighbours and to ensure adequate parking and access arrangements can be achieved.
- 6.2 The site is the rear gardens of dwellings that front onto Sixth Avenue. The proposed dwellings are to be located in a position that will not cause direct overlooking of those dwellings
- 6.3 The proposal will be accessed off a private drive that will exit onto the recently constructed Abbots Close, which exits onto Lower Greytree. The road has been constructed in accordance with the Council's design guide for minor roads. The Traffic Manager does not consider visibility at the junction of Abbots Close with Lower Greytree to be sub-standard and has no objection to this application.
- 6.4 The requirements of the agreement recommended by the Parish Council involves land outside the application site and outside the ownership of the applicant. However, given that the Traffic Manager considers the visibility of the junction of Abbots close with Lower Greytree to be adequate to serve the development there can be no justification for the applicant to enter into an agreement requiring road improvements.

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

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

**3. A09 (Amended plans)**

**Reason: To ensure the development is carried out in accordance with the amended plans.**

**4. W01 (Foul/surface water drainage)**

**Reason: To protect the integrity of the public sewerage system.**

**5. 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.**



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

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

**7. F48 (Details of slab levels)**

**Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.**

**8. G01 (Details of boundary treatments)**

**Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.**

**9. H03 (Visibility splays)**

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

**10. H05 (Access gates)**

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

**11. H06 (Vehicular access construction)**

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

**Informative(s):**

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

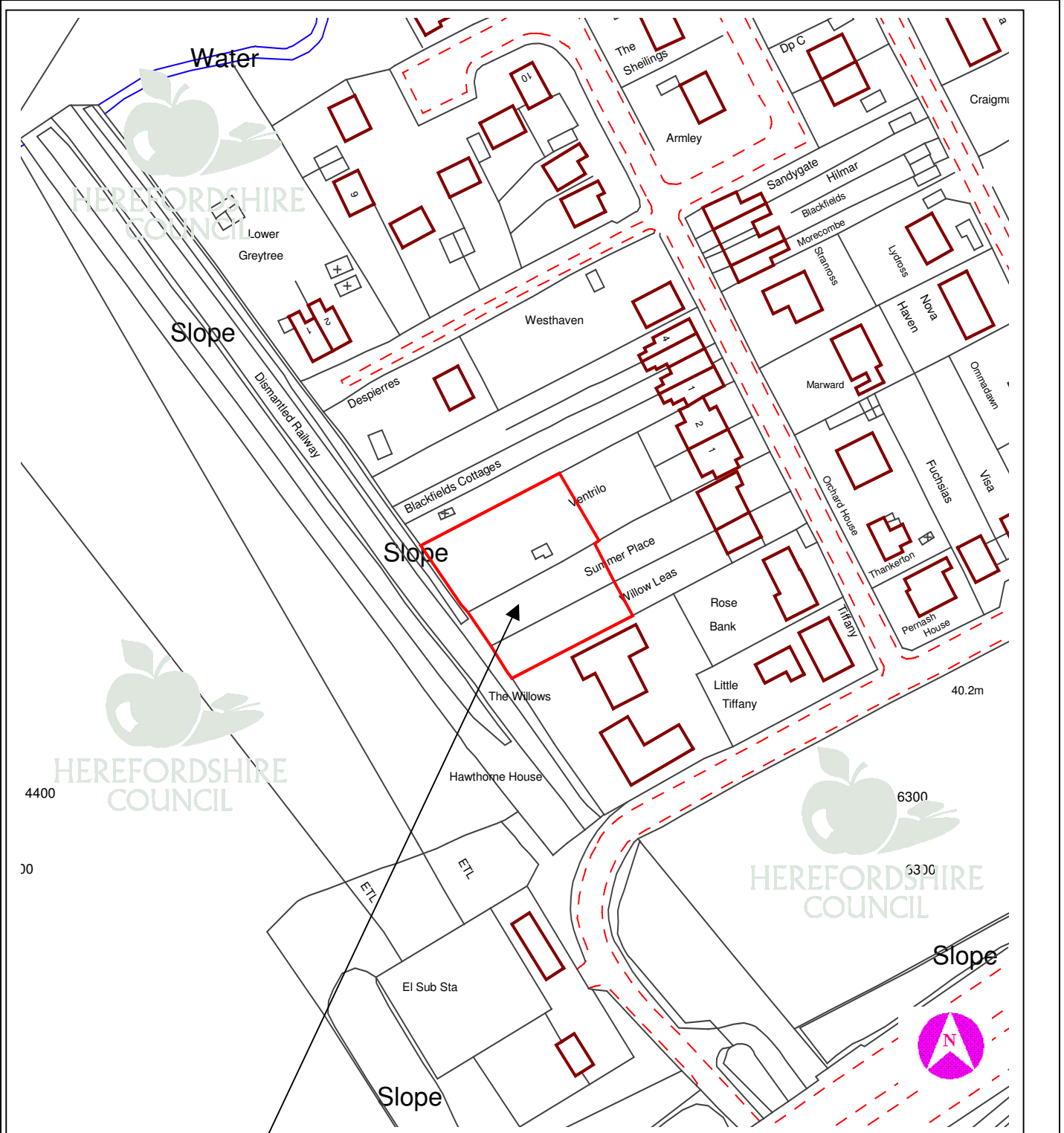
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSE2006/0661/F

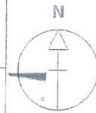
**SCALE :** 1 : 1250

**SITE ADDRESS :** Abbotts Close, Lower Greytrees, Ross-on-Wye, Herefordshire, HR9 7HW

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TITLE NUMBER  
**HE 1370 06 / 0661 / F**



HEREFORDSHIRE

ORDNANCE SURVEY MAP REFERENCE: SO5925SW SCALE 1:1250 Enlarged from 1/2500  
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 PLANNING SERVICES  
 DEVELOPMENT CONTROL  
 - 2 MAR 2006  
 To: .....  
 Ack'd: ..... File: .....



Location Plan SCALE 1:1250



**12 DCSE2006/0919/F - SINGLE STOREY EXTENSION AND LOFT CONVERSION WITH DORMER WINDOWS, BRAMBER, LLANGROVE, ROSS-ON-WYE, HR9 6EU.**

**For: Mr. P. Williams & Ms. E. Davies per A. Wadley, Total Design, Hillview, Gloucester Road, Upleadon, Newent, GL18 1EJ.**

**Date Received: 23rd March, 2006**

**Ward: Llangarron**

**Grid Ref: 52917, 19202**

**Expiry Date: 18th May, 2006**

Local Member: Councillor Mrs. J.A. Hyde

**1. Site Description and Proposal**

- 1.1 Bramber is a detached bungalow situated just outside the settlement of Llangrove on the south side of the road leading to Ruxton Green. To the west are further residential properties (Goodwood House and Larksgate) which are within the settlement defined in the current South Herefordshire District Local Plan; to north and south is agricultural land and to the east a narrow road linking the Ruxton Green and Whitchurch roads. The bungalow is set back from both highways but is closer to the western boundary with Goodwood House. It is a long, rectangularly shaped property with gabled roof, which is narrower and lower at the north-western end (garage and utility room).
- 1.2 The lounge wall and window at the south-eastern end of the house are currently recessed by about 1.3m from the south-western elevation. This wall would be brought forward to align with the main wall of the bungalow. In addition, an area of decking (about 9m x 2.4m) with balustrade would be constructed adjoining the lounge on the north-east elevation. The main change would be the formation of additional accommodation in the existing roof slope. Three bedrooms, one with an en-suite bathroom, plus a bathroom would be achieved. It would involve the construction of 3 dormers (one for each of the bedrooms) plus 2 rooflights on the north-east elevation roof and 2 dormers and one rooflight on the south-west elevation roof. The latter dormers would light bathroom and en-suite and be obscurely glazed. The dormers would each have 3 lights.

**2. Policies**

**2.1 Hereford and Worcester County Structure Plan**

Policy H.20 - Residential Development in Open Countryside

**2.2 South Herefordshire District Local Plan**

Policy SH.23 - Extensions to Dwellings  
Policy GD.1 - General Development Criteria

**2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)**

Policy H.18 - Alterations and Extensions

### 3. Planning History

3.1 There have not been any recent planning applications relating to this property.

### 4. Consultation Summary

#### Statutory Consultations

4.1 No statutory or non-statutory consultations required.

#### Internal Council Advice

4.2 Traffic Manager has no objection to the grant of permission.

### 5. Representations

5.1 Parish Council “has no objections to the extension on this application, concern is expressed regarding the size of the dormer windows on the north east elevation, which would overlook the property known as Marks Farm.”

5.2 Two letters have been received which raise the following objections and concerns:

- boundary trees and mature hedgerow along boundary with Goodwood House have recently been cut down and Bramber is now completely visible, including interior, from adjoining property - compelled to erect temporary hurdles well forward of boundary
- any extension in length would exacerbate this situation and windows in rear, especially in roof, would look straight towards front windows of Goodwood House
- object to size and prominence of dormers on north-east elevation - at least 6' wide and shown as boarded which if painted white would ruin the uncluttered roofline. Rooflights would be preferable, otherwise dormers should be reduced to 2 panes, terminate below ridge with compatible materials/finish for front and sides and bargeboards.

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

### 6. Officer's Appraisal

6.1 The proposal raises two issues: the effect on architectural appearance of the building and the effect on the amenities of neighbours. Taking the first issue, the existing building is a simple, gabled bungalow with low roof. The insertion of dormers in the roof slopes would facilitate conversion into a two-storey dwelling. The dormers are wider than a traditional dormer, having 3 lights rather than 2 and an overall width of 2m. The relatively shallow roof pitch (about 35°) does limit headroom within the roof space and the extra width of the dormers would compensate in part for this. Nevertheless the three dormers on the north-east (front) elevation of the house and two on the rear elevation would not be ideal and should be reduced in width and/or number. This has been discussed with the applicants' agent and revised drawings are awaited.

6.2 With regard to the second issue, privacy in the garden of Goodwood House would be ensured by the roof windows being glazed with obscure glass (as stated on the submitted drawings). There is a row of tall trees, including conifers along the boundary between the two properties which provides good if not complete screening. The south-west (rear) elevation would not be made bulkier by the proposals other than the bathroom and en-suite dormers. These would be about 8m or 9m from the boundary with Goodwood House; the latter is a further 30m to the south-west of the boundary. In these circumstances I do not consider that the dormers would appear overbearing viewed either from Goodwood House or its garden.

**RECOMMENDATION**

**That subject to acceptable revised drawings with regard to the size and number of dormers the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:**

- 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. **E19 (Obscure glazing to windows)**

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

- 4. **E18 (No new windows in specified elevation)**

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

- 5. **No development shall take place until details of materials to be used in the construction of the external surfaces of the dormers have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

**Reason: In the interests of visual amenity.**

**Informative(s):**

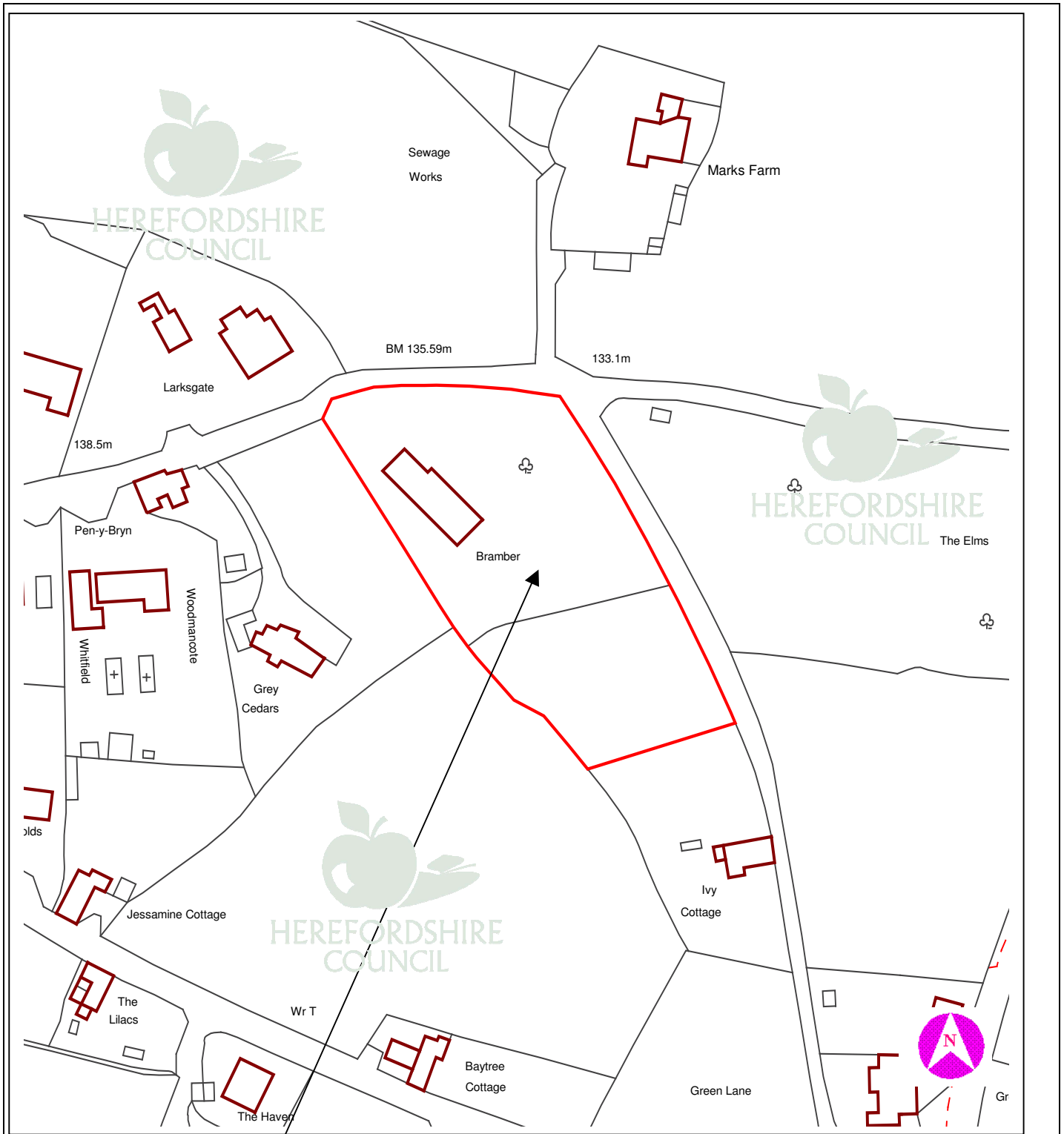
- 1. **N15 - Reason(s) for the Grant of Planning Permission**

Decision: .....

Notes: .....

**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSE2006/0919/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Bramber, Llangrove, Ross-on-Wye, Herefordshire, HR9 6EU

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