

8 DCSW2006/3042/F - ERECTION OF NEW BUILD 3 BEDROOM DWELLING, LAND AT LYNWOOD, KINGSTHORNE, HEREFORDSHIRE, HR2 8AR.**For: Mr. & Mrs. Roberts per RRA Architects, Packers House, 25 West Street, Hereford, HR4 OBX.****Date Received: 20th September, 2006****Ward: Pontrilas Grid Ref: 50417, 31578****Expiry Date: 15th November, 2006**

Local Member: Councillor G.W. Davis

1. Site Description and Proposal

- 1.1 The proposal site is on the western side of the unclassified road (u/c 71607) that joins the u/c 71603 road to the north and much further south the A49(T) via the u/c 71606. The site comprises part of the garden area to Lynwood, a modern brick faced house. The site itself is at a lower level than that of Lynwood having been cut into the hillside as has Lynwood and a bungalow to the south of it (Brookhurst). The proposal site has its own gated access which served, it is understood, a builders yard.
- 1.2 The proposal is for a three bedroom house that is orientated north-east to south-west and fronts onto the highway from which access will be gained. It is 8.3 metres in length, 6 metres wide and 7 metres to the ridge. The materials proposed are facing brick and slate.

2. Policies**2.1 Planning Policy Statement**

PPS.1 - Delivering Sustainable Development

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S.2 - Development Requirements
Policy DR.1 - Design
Policy H.6 - Housing in Smaller Settlements

2.3 South Herefordshire District Local Plan

Policy GD.1 - General Development Criteria
Policy C.8 - Development within Areas of Great Landscape Value
Policy SH.8 - New Housing Development Criteria in Larger Villages

3. Planning History

- 3.1 None identified.

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 Traffic Manager recommends the provision of visibility splays and parking provision for two vehicles on site.

5. Representations

5.1 Much Birch Parish Council make the following observations:

“The Parish Council has concerns re:

1. Drainage - existing drainage from Lynwood is already in plot. The application does not state where new soakaways are located or if a bio-disc is to be fed into ditch outside of property.
2. We believe new house should be on lowest level in plot.
3. New house will be intrusive to Brookhurst bungalow, below site.”

5.2 Little Birch Parish Council has no objections.

5.3 Two letters of objection have been received from:

Mr. & Mrs. M.D. White, Brookhurst, Wrigglebrook Lane, Kingsthorpe, HR2 8AR.
Mr. R.J. Priest, The Birches, Wrigglebrook Lane, Kingsthorpe, HR2 8AW.

The following main points are made:

- reduced light levels, including to a lounge/dining room window
- overshadowing
- aesthetics
- reduction in value of property
- proximity of 12 metres (40 feet) high Tulip tree only 6 metres (20 feet) away from house. Fear of tree collapsing
- drainage.

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 development, the design, means of access, impact on adjoining properties and drainage.

6.2 The proposal site was within the settlement boundary for Kingsthorpe, which with regard to Policy SH.8 contained in the South Herefordshire District Local Plan

constituted a larger settlement. The status of the settlement has altered fundamentally with the advent of the Herefordshire Unitary Development Plan, such that residential development now has to satisfy different criteria for an infilling site, i.e. limiting the plot area to 350 sq. metres and the floor area of the dwelling dependent upon whether it is for a 3 or 4 bedroom dwelling. The proposal satisfies the requirements of Policy H.6 in the emerging Unitary Development Plan as regards the principal criteria for new development in smaller settlements. This part of the settlement is characterised by the late twentieth century buildings along Wrigglebrook Lane. The style and form of the proposed development would not detract from this character and would thereby comply with Unitary Development Plan Policies SH.6 and DR.1. The proposed materials, brick and slate, are also appropriate.

- 6.3 The means of access can be improved, particularly when looking southward and downhill from the existing access point. This will entail the removal of hedgerow. A safe access can be provided as required by policies contained in the emerging Unitary Development Plan and South Herefordshire District Local Plan, and as recommended by the Transportation Manager.
- 6.4 The residents of 'Four Winds' and 'Brookhurst' have raised concerns over loss of daylight and sunlight. The proposed house is to the north of Brookhurst and therefore will not overshadow it. The two-storey gable end of the new property will be approximately 14.5m from the rear elevation of Brookhurst and will, therefore, be very noticeable but the impact on daylight levels will be modest at that distance. Any approval, however, should be subject to a condition which removes permitted development rights to install any windows in this gable end in order to preserve the privacy of Brookhurst. The property 'Four Winds' is further away and will be affected much less.
- 6.5 The proximity of the proposed dwelling to the tulip tree is a matter that can be addressed by planning condition in order to ensure in the event that the tree can be kept it is possible to do so, otherwise the tree can be removed in the interests of general public safety.
- 6.6 There is sufficient land available within the site for drainage purposes, therefore a reason for refusal on these grounds could not be substantiated.
- 6.7 The proposal is supported subject to conditions controlling the installation of windows in the south facing gable wall, the extensions/additions to the dwelling as required by Policy SH.6 in the emerging Unitary Development Plan, and a condition controlling works to trees on site.

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. E18 (No new windows in specified elevation)

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

4. E16 (Removal of permitted development rights)

Reason: In order to define the terms to which the application relates in accordance with the provisions of policies in the Unitary Development Plan.

5. G04 (Landscaping scheme (general))

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

6. G05 (Implementation of landscaping scheme (general))

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

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. H03 (Visibility splays)

Reason: In the interests of highway safety.

9. H05 (Access gates)

Reason: In the interests of highway safety.

10. 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. HN01 - Mud on highway

2. HN05 - Works within the highway

3. HN10 - No drainage to discharge to highway

4. HN22 - Works adjoining highway

5. N19 - Avoidance of doubt

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

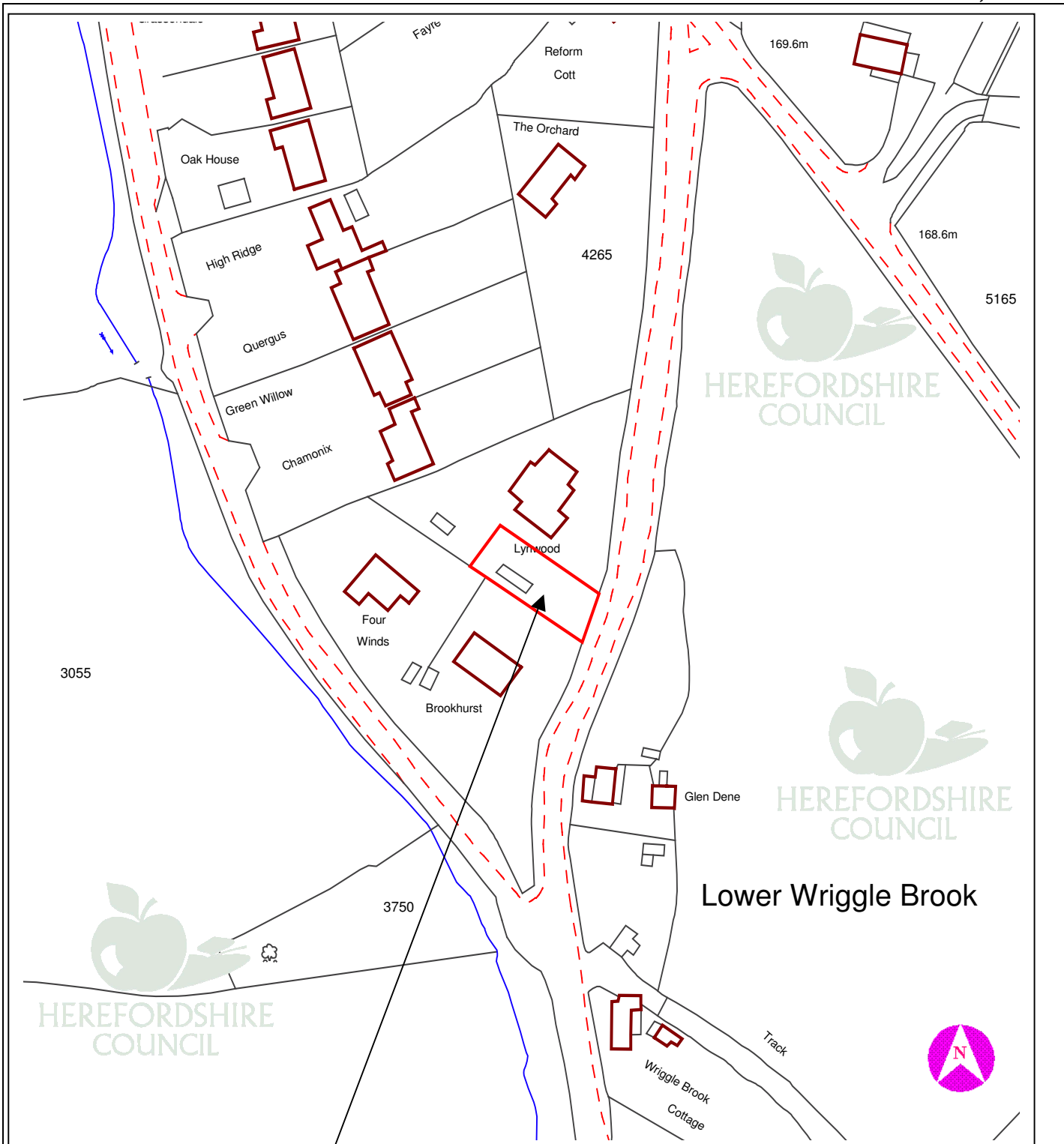
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2006/3042/F

SCALE : 1 : 1250

SITE ADDRESS : Land at Lynwood, Kingsthorpe, Herefordshire, HR2 8AR

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