

12 DCCW2006/3387/O - NEW DWELLING AT BANNUT TREE COTTAGE, STATION ROAD, CREDENHILL, HEREFORD, HR4 7DW**For: Mr. P. Walsh, Bannut Tree Cottage, Station Road, Credenhill, Hereford, HR4 7DW****Date Received: 20th October, 2006****Ward: Credenhill****Grid Ref: 44959, 43421****Expiry Date: 15th December, 2006**

Local Member: Councillor R.I. Matthews

1. Site Description and Proposal

- 1.1 This site is located on the western side of Station Road, Credenhill between Bannut Tree Cottage and Model Cottage. The proposal is to develop the site with one dwelling. The outline planning application seeks approval of the principle of developing the site together with its access. All other matters are reserved for subsequent approval.
- 1.2 The site is raised above road level and has a mature roadside hedge at the back of the pavement. It is presently used as a lawn and vegetable garden serving Bannut Tree Cottage. The access will be sited adjacent to the boundary with Model Cottage and will require the removal of the hedge. It is proposed to replace this with a new stone wall to match that in front of Bannut Tree Cottage. The site area is approximately 14 metres wide by 18 metres deep.

2. Policies

2.1 National:

PPS1	-	Delivering Sustainable Development
PPG3	-	Housing

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S1	-	Sustainable Development
Policy S3	-	Housing
Policy DR2	-	Land Use and Activity
Policy H4	-	Main Villages: Settlement Boundaries
Policy H13	-	Sustainable Residential Design
Policy H14	-	Re-using Previously Developed Land and Buildings

3. Planning History

- 3.1 None.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: Raise no objections subject to conditions to ensure that foul water and surface water are drained separately from the site and that the public sewer crosses part of the site.

Internal Council Advice

- 4.2 Traffic Manager: Confirms that the whole hedge will need to be removed and turning facilities will need to be provided on site.

5. Representations

- 5.1 Credenhill Parish Council: Comments awaited.
- 5.2 One letter of objection has been received from Mr. & Mrs. Jones, Model Cottage, Station Road, Credenhill. The main points raised are:
1. To infill will spoil the character of the area in an already densely housed village.
 2. The site is one metre higher than Model Cottage and would therefore impose.
 3. The cluster of houses in the area causes an echo of noise created by traffic and another property would worsen the situation.
 4. Questions the adequacy of the foul drain.
 5. The entrance will not meet highway standards and is adjacent and opposite other entrances causing a highway danger.
 6. Light will be lost.

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

6. Officer's Appraisal

- 6.1 The proposal to develop this site with one dwelling falls to be considered mainly under Policies H4 and H14 of the emerging Herefordshire Unitary Development Plan. Policy H4 confirms Credenhill as a main village where new residential development is permitted within the identified settlement boundary. It also confirms that priority is given to previously developed land including windfall sites. This site is included within the settlement boundary and is classified as previously developed land (brownfield site) as it is within the curtilage of a dwelling. The principle of developing the site is therefore broadly supported by policy.
- 6.2 The two other key issues to consider are the impact on highway safety and the residential amenity of the occupier of Model Cottage.
- 6.3 The Traffic Manager confirms that a suitable access can be formed and recommends conditions. This will require the removal of the hedge. However the proposal is to

replace this with a new stone wall. The character of the area north of this site is defined by stone boundary walls and therefore the revised impact on the street scene is considered acceptable together with the new access. It should be noted that the hedgerow is not one that is protected by the Hedgerow Regulations and ultimately could be removed without seeking the approval of the local planning authority.

- 6.4 Model Cottage has a landing window at first floor level in the end gable with windows on the ground floor. Any design of a new dwelling can ensure that no windows are placed in the end gable facing this property and thereby maintain adequate levels of privacy.
- 6.5 The difference in ground levels is noted. However this is not considered sufficient to warrant a refusal. Again the careful design of the new dwelling can mitigate its impact and a condition requiring slab level details to be agreed is proposed.
- 6.6 Finally, consideration of the land to remain with Bannut Tree Cottage has been assessed and considered acceptable in terms of it offering a satisfactory garden/amenity area for both the existing and proposed property.

RECOMMENDATION

That outline 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) (delete access).**

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) (delete access).**

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

5. **E18 (No new windows in specified elevation) (side elevations).**

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

6. **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.

7. **H03 (Visibility Splays) (2.4 x 90).**

Reason: In the interests of highway safety.

- 8. H05 (Access Gates).

Reason: In the interests of highway safety.

- 9. H06 (Vehicular Access Construction).

Reason: In the interests of highway safety.

- 10. H09 (Driveway Gradient).

Reason: In the interests of highway safety.

- 11. 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. HN5 - Works within the highway.
- 2. N19 - Avoidance of doubt.
- 3. N15 - Reason(s) for the Grant of Planning Permission

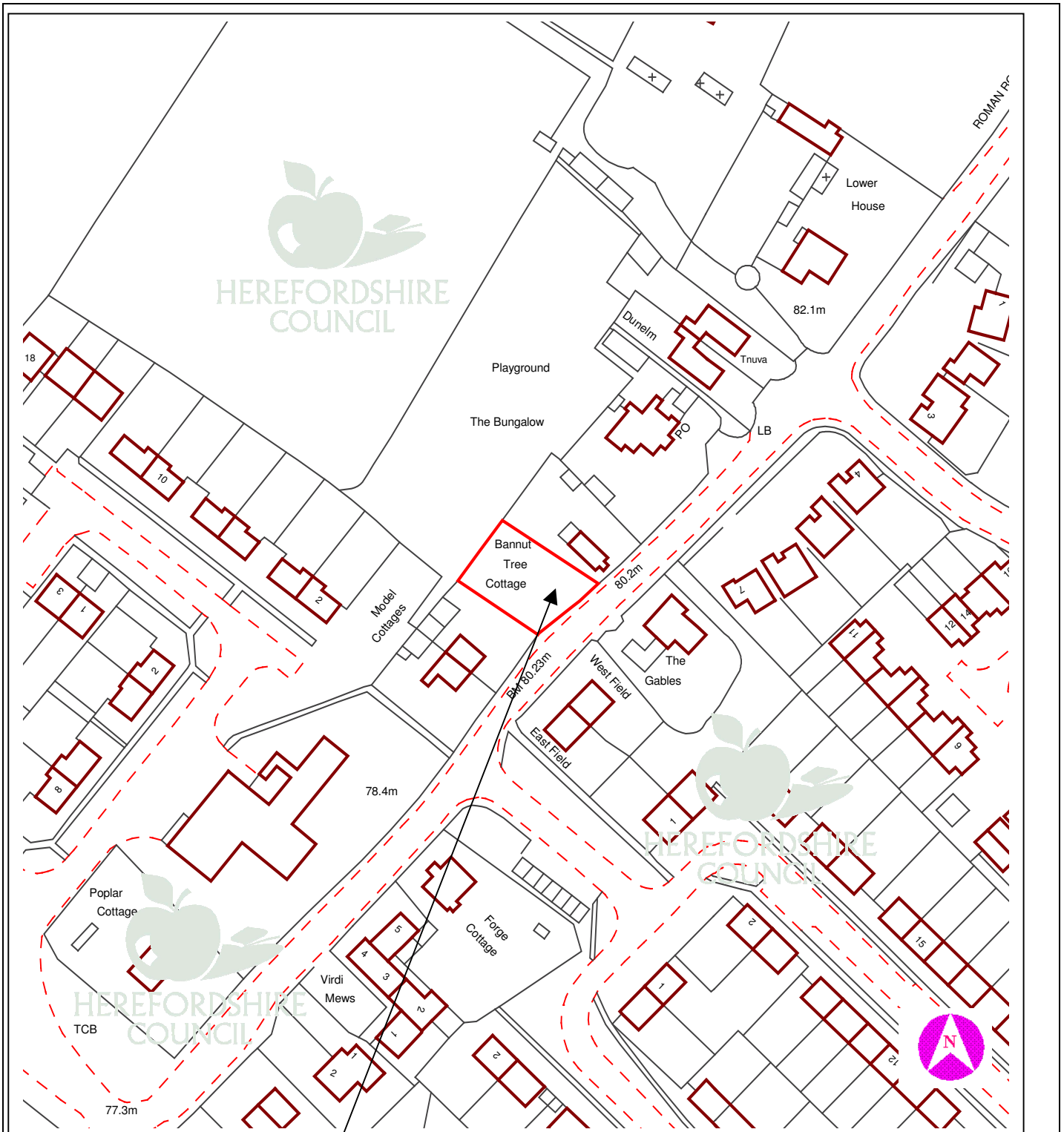
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2006/3387/O

SCALE : 1 : 1250

SITE ADDRESS : Bannut Tree Cottage, Station Road, Credenhill, Hereford, HR4 7DW

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