

**8 DCNC2006/4003/O - SITE FOR A TWO STOREY HOUSE WITH 3 CAR PARKING SPACES AT THE REAR OF 64 NEW ROAD, BROMYARD, HEREFORDSHIRE, HR7 4AN****For: Mrs E Bateson per Linton Design, 27 High Street, Bromyard, Herefordshire, HR7 4AA****Date Received:**  
20th December 2006**Ward: Bromyard****Grid Ref:**  
65051, 54526**Expiry Date:**  
14th February 2007

Local Members: Councillors PJ Dauncey and B Hunt

**1. Site Description and Proposal**

- 1.1 The application site forms part of the back garden of no 64 New Road. It has a frontage onto Clover Terrace, an unclassified road, which comprises a block built double garage and storage building with an off road parking area to the fore.
- 1.2 These are at road level and the garden is then raised and continues to slope up to the existing property.
- 1.3 The application is made in outline and is for the erection of a single detached dwelling. Means of access and siting are to be considered at this stage with all other matters reserved for future consideration.

**2. Policies****2.1 Herefordshire Unitary Development Plan (Revised Deposit Draft)**

DR3 - Movement  
H1 - Hereford and the Market Towns  
H13 - Sustainable Residential Design  
T8 - Road Hierarchy

**2.2 Malvern Hills District Local Plan**

Housing Policy 2 - Development in Main Towns  
Housing Policy 17 - Residential Standards  
Transport Policy 8 - Car Parking and Servicing Requirements

**3. Planning History**

- 3.1 NC06/2245/O - Site for the erection of a dwelling with 3 parking space on land to the rear of 64 New Road. Refused - 23/8/06 for the following reason:

The local planning authority is not satisfied that alternative off road parking arrangements can be provided to serve 64 New Road. Consequently the erection of a dwelling on the application site would result in the loss of existing off road parking facilities and is likely to result in vehicles parking on the A44. This is considered to be

contrary to highway safety and to Transport policy 8 and Housing Policy 17(k) of the Malvern Hills District Local Plan and DR3(5) and T8 of the Herefordshire Unitary Development Plan (Revised Deposit Draft).

3.2 NC06/2277/F - New Vehicular Access. Refused - 23/8/06 for the following reason:

The proposal will not enable vehicles to turn on site and therefore will be required to manoeuvre within the A44 public highway. This is considered to be contrary to highway safety and to Transport Policy 8 of the Malvern Hills District Local Plan and DR3(5) and T8 of the Herefordshire Unitary Development Plan (Revised Deposit Draft).

3.3 NC06/3036/F - New vehicular access. Approved 13/11/06.

#### **4. Consultation Summary**

##### Statutory Consultations

4.1 None required.

##### Internal Council Advice

4.2 Transportation Manager - no objection.

#### **5. Representations**

5.1 Bromyard Town Council - support the application subject to foul and surface water being disposed of to the satisfaction of Welsh Water and that due regard be given to vehicular access, particularly for emergency vehicles.

5.2 Four letters of objection have been received from:

- Mrs J Jarman, 66 New Road, Bromyard
- P & M Byney, R Hadley, & E Bowen, 12 Clover Terrace, Bromyard
- J Moore, 16 Clover Terrace, Bromyard
- A Lloyd, 14 Clover Terrace, Bromyard

5.3 In summary the points raised are as follows:

- Clover Terrace is very narrow. concerns about traffic increases and highway safety.
- The proposal will affect the residential amenity of the residents of 66 New Road and 12 Clover Terrace.
- The development is too large and will be an eyesore.

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

#### **6. Officers Appraisal**

6.1 The relevant issues in respect of this application are as follows:

- Provision of an acceptable alternative means of access and parking to 64 New Road.
  - Impact on highway safety on Clover Terrace.
  - Impact on residential amenity.
  - Scale of the proposal based on the footprint shown.
- 6.2 Previously the application was refused on the basis that no alternative means of access and parking had been provided for 64 New Road; the proposal for a new access at that time was unsatisfactory (NC06/2277/F). This has been resolved, and planning permission granted for a new access onto New Road to serve no 64 by application reference NC06/3036/F. The previous reason for refusal has therefore been removed.
- 6.3 This is reflected in the response from the Transportation Manager who has visited the site but does not object to the proposal. Clearly the scheme will not be so harmful in terms of highway safety along clover Terrace to warrant refusal. It will not actually increase traffic movements along Clover Terrace in the long term as the development would simply replace those currently associated with 64 New Road.
- 6.4 In terms of residential amenity, the proposed dwelling is in the region of 30 metres distant from 66 new Road and is likely to have a ground floor level of at least 2 metres lower. Whilst on a similar level to 12 clover Terrace opposite, it will be approximately 15 metres from its front elevation, and will not directly oppose it. These distances are considered more than sufficient to ensure that there will not be any demonstrable loss of privacy or overshadowing.
- 6.5 The submitted plan indicates a floor area of approximately 90m<sup>2</sup>, not unduly large for this area. The precise design of the scheme will be subject to a further application if this one is approved.
- 6.6 It is therefore concluded that this proposal accords with policy and the application is recommended for approval.

## 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 - The development hereby approved shall not be commenced until the new vehicular access to serve 64 New Road, as approved under application reference DCNC2006/3036/F, has been completed and brought into use to the written satisfaction of the local planning authority.

Reason: To ensure satisfactory alternative parking exists for 64 New road, in the interests of highway safety.

- 5 - 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.

- 6 - F16 (Restriction of hours during construction )

Reason: To protect the amenity of local residents.

- 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.

**INFORMATIVES**

- 1 - N19 - Avoidance of doubt

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

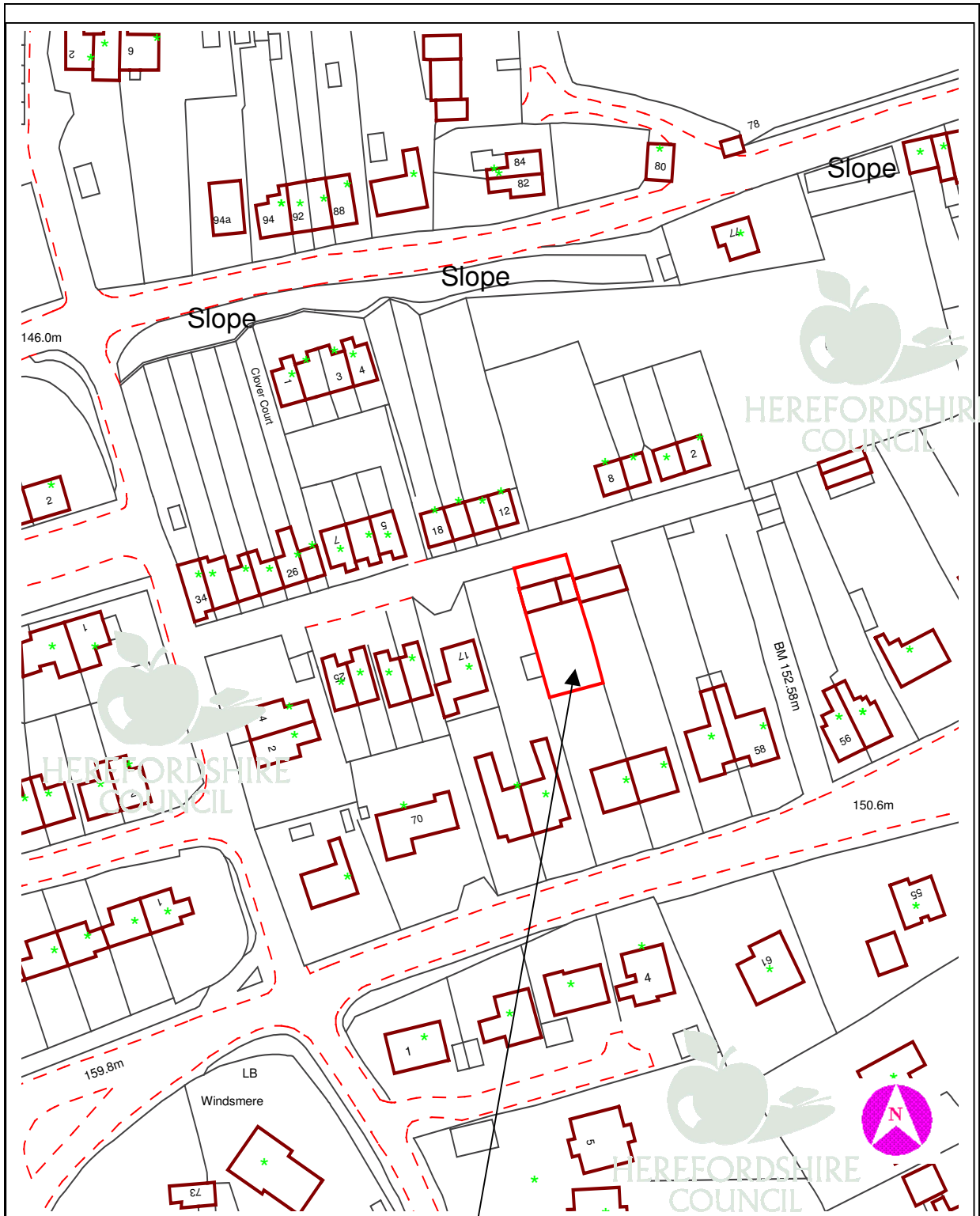
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNC2006/4003/O

**SCALE :** 1 : 1250

**SITE ADDRESS :** Rear of 64 New Road, Bromyard, Herefordshire, HR7 4AN

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