

8 DCCE2006/3894/F - TWO NEW DWELLINGS HAGLEY COTTAGE, BARTESTREE, HEREFORD, HR1 4BX**For: Mrs J Cowell per Nick La Barre RIBA, Easters Court, Leominster, Herefordshire, HR6 0DE****Date Received: 11th December, 2006 Ward: Hagley Grid Ref: 55896, 41197****Expiry Date: 5th February, 2007**

Local Member: Councillor R.M. Wilson

1. Site Description and Proposal

- 1.1 This application seeks permission for the erection of two dwellings on land to the rear of Hagley Cottage, Bartestree. The application site is located within the settlement boundary of Bartestree and is found immediately to the north of the main A438, forming the roadside frontage to this highway. Bartestree is designated as a 'Main Village' in the emerging Herefordshire Unitary Development Plan (Revised Deposit Draft).
- 1.2 The proposal involves the erection of two dwellings on land to the rear of the existing property. The land is currently garden area associated with Hagley Cottage, an attractive two-storey brick detached dwelling house which has been divided into two units. The proposal involves the retention of the existing vehicular access point serving Hagley Cottage, and the creation of a new second access to serve the two new dwellings. The existing access is to the east of the site, with the proposed new access being to the west, whilst the associated access road runs along the western site boundary.

2. Policies**2.1 Planning Policy Guidance:**

PPS1	-	Delivering sustainable development
PPS3	-	Housing

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

S1	-	Sustainable development
S2	-	Development requirements
DR1	-	Design
DR2	-	Land use and activity
DR4	-	Environment
DR6	-	Water resources
H4	-	Main villages: settlement boundaries
H5	-	Main villages: housing land allocations
H16	-	Car parking
T11	-	Parking provision

3. Planning History

3.1 None identified.

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water: No comment but require re-consultation if a connection to the mains is later requested.

Internal Council Advice

4.2 Traffic Manager: Identified limitations in the access arrangements and requested revisions. This detail has been provided but the Traffic Manager has yet to provide final comment. These will be reported verbally to the Committee.

4.3 Land Drainage Engineer: Storm water is to be disposed to soakaways, the layout and suitability of which need to be approved by Building Control. The foul drainage is to be disposed to a private treatment plant, however a publicly maintained sewer is available and should be considered.

5. Representations

5.1 Lugwardine Parish Council: Objection on the grounds that the access is very close to the Post Office and exiting this can be difficult and dangerous. Also, the proposed houses are too large and too close to the school. Finally, there are problems with water pressure in this area.

5.2 Local residents: Two letters of objection have been received, the comments of which can be summarised as follows:

- Drainage problems and lack of capacity of mains sewerage;
- Increased traffic accessing a busy road;
- Inadequate access arrangements will remain for the existing property;
- Land to the rear of 2, 3, 4 Hagley Orchard was sold to these properties on the basis that no new access would be created;
- The land subject of this application will not be available to meet increased land requirements for the school to the rear;
- Loss of view and impact upon property values.

5.3 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. Officers Appraisal

6.1 It is considered that the following matters represent the salient areas for consideration in relation to this application:

- Principle of Development;
- Highway Issues;
- Design, Layout and Scale;
- Residential Amenities;

- Drainage.

Principle of Development

- 6.2 This application seeks permission for a residential development within the settlement boundary of Bartestree and as such the broad principle of this proposal is considered acceptable in the context of both the adopted and emerging local development plans.

Highway Issues

- 6.3 As submitted this application intended to stop up the existing access point and create a single point of access for the existing dwelling and the two new properties. The Traffic Manager expressed concern over this arrangement, as well as the precise siting of the access. On this basis a revised arrangement attempting to accommodate the requirements of the Traffic Manager was submitted. This has yet to be formally confirmed as acceptable and the recommendation attached to this report reflects this. It is recognised that this is a key issue and if the revisions cannot satisfactorily address the concerns of the Traffic Manager the recommendation may change.

Design, Layout and Scale

- 6.4 The proposed properties are relatively modest two storey dwellings with the first floor accommodation formed primarily within the roof space. Simple details and a conservative design utilising a brick and tiled finish is proposed. The design is unimposing and this is considered appropriate in the context of the siting of the properties. The properties will be located behind the existing dwelling and therefore will not be visible within the varied street scene. The subservient scale is considered appropriate having regard to the location of these properties in an area of 'backland'. Such an arrangement could, in some circumstances, be considered unacceptable. However, in this instance the mixed settlement pattern allows this proposal to integrate into the settlement pattern of the locality without appearing as an incongruous feature.

Residential Amenities

- 6.5 The proposed new dwellings have no habitable openings above ground floor level in the side elevations. The nearest neighbouring property to the south is in excess of 35 metres from the nearest new dwelling at the closest point and to the east there is a distance of some 30 metres. There are no neighbouring properties to the rear and the relationship to the front and side are acceptable and appropriate. It is not considered that the privacy of neighbouring properties will be adversely affected and a condition will ensure that no undesirable new openings will be introduced in the side elevations. No issues of overbearing impact exist with the dwellings being appropriate in scale and sited well away from the neighbouring properties. The relationship with the adjacent school is considered acceptable with no habitable windows above ground floor level facing north or west in the direction of the school and its associated playing fields. . Having regard to the constrained nature of this site it is proposed to remove the Permitted Development Rights of the proposed new dwellings. Finally, a condition controlling the hours of construction is proposed to ensure the amenities of neighbouring properties during this phase.

Drainage

- 6.6 Welsh Water have previously advised that the capacity of the existing drainage system in this area is limited. On this basis a private drainage arrangement is proposed with a condition requiring connection to the main when this becomes available is proposed.

Other Issues

- 6.7 The availability of this land for the neighbouring school has been raised. The land associated with this application is confirmed by the applicant as being in their own private ownership. The land is therefore not associated with the school and its loss is not a material planning consideration.

Conclusion

- 6.8 It is considered that this proposal represents an acceptable development of an appropriate design and scale. The impact upon residential amenities is within acceptable limits and subject to the resolution of the highway issues the application is recommended for approval.

RECOMMENDATION

That, subject to receipt of the confirmation of the acceptability of the access, parking and turning revisions, the Officers named in the Scheme of Delegation 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. B01 (Samples of external materials).**

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

- 3. E16 (Removal of permitted development rights).**

Reason: In the interests of the amenities of the locality.

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

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

- 5. F18 (Scheme of foul drainage disposal).**

Reason: In order to ensure that satisfactory drainage arrangements are provided.

- 6. The dwelling hereby approved shall, as soon as is reasonably practicable, be connected to mains sewerage.**

Reason: In the interests of land amenity and securing effective long term drainage for this site.

7. G01 (Details of boundary treatments).

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

8. F16 (Restriction of hours during construction).

Reason: To protect the amenity of local residents.

Informatives:

- 1. N01 - Access for all.**
- 2. N03 - Adjoining property rights.**
- 3. N11A - Wildlife and Countryside Act 1981 (as amended) – Birds.**
- 4. N11B - Wildlife & Countryside Act 1981 (as amended) and Conservation (Nat. Habitats & C.) Regs 1994 – Bats.**
- 5. N15 - Reason(s) for the Grant of PP/LBC/CAC.**
- 6. N19 - Avoidance of doubt.**

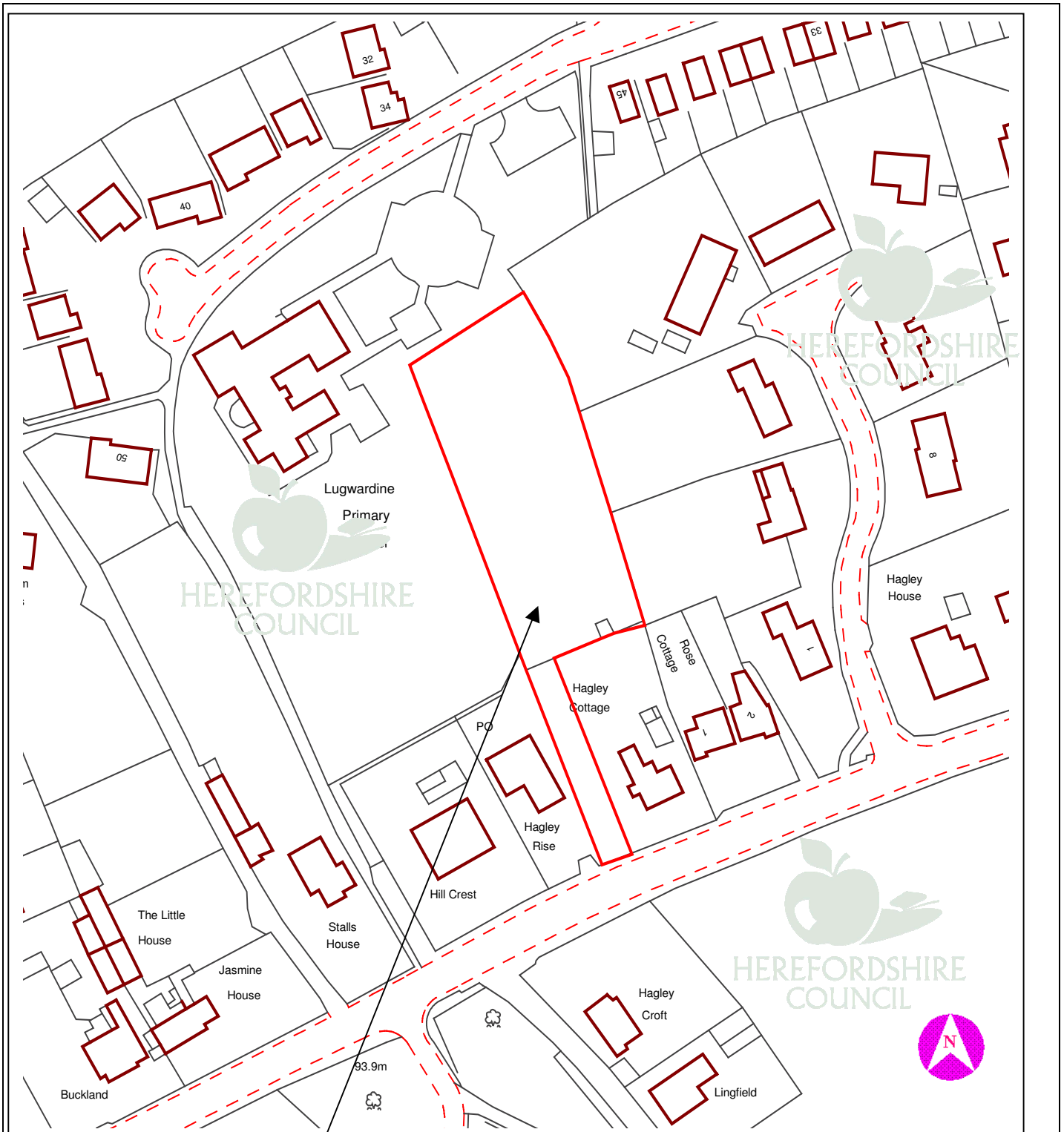
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/3894/F

SCALE : 1 : 1250

SITE ADDRESS : Hagley Cottage, Bartestree, Hereford, Herefordshire, HR1 4BX

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