

10 DCCE2006/3940/O - ERECTION OF ONE DWELLING AND CONSTRUCTION OF NEW VEHICULAR ACCESS LAND ADJOINING BROOKFIELD, TARRINGTON, HEREFORD, HEREFORDSHIRE, HR1 4HZ**For: Ms. F. Thomas, Paul Smith Associates, 19 St Martins Street, Hereford, HR2 7RD****Date Received: 14th December, 2006 Ward: Backbury Grid Ref: 61942, 40905****Expiry Date: 8th February, 2007**

Local Member: Councillor Mrs. J.E. Pemberton

1. Site Description and Proposal

- 1.1 The site is located on the northern side of the A438 on the north eastern edge of the Tarrington. The site currently forms part of the domestic curtilage associated with Brookfield, a detached red brick and hipped slated roof property. The existing vehicular access lies in the south eastern corner of the curtilage leading to a hardstanding to the front of the property and further hardstanding and parking area to the rear. Also to the rear of Brookfields is a detached single storey red brick building used as ancillary accommodation. Running along the western boundary of the site is a vehicular access track serving surrounding agricultural land. Ground levels fall northwards away from the main road into the site with the garden level being approximately half a metre lower than the adjoining road level. The site falls within the settlement boundary for Tarrington as identified in the Herefordshire Unitary Development Plan (Revised Deposit Draft).
- 1.2 Outline planning permission is sought for the construction of a detached 4 bedroom dwelling within part of the domestic curtilage associated with Brookfields and a new vehicular access is proposed to serve the new dwelling and the existing vehicular access serving Brookfield is to be relocated. The layout and access for the development form part of this application with the appearance, scale and landscaping reserved for future consideration.

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

PPS3 - Housing

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

S1 - Sustainable development
S2 - Development requirements
DR1 - Design
DR2 - Land use and activity
DR3 - Movement
DR4 - Environment
H4 - Main villages: settlement boundaries

H13	-	Sustainable residential design
H14	-	Re-using previously developed land and buildings
H16	-	Car parking
T8	-	Road hierarchy

3. Planning History

3.1 None relevant.

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water: The proposed development will overload the existing public sewerage system. No improvements are planned within Welsh Water's Capital Investment Programme. We consider any development prior to improvements being undertaken to be premature and therefore object to the development. It may be possible for the Developer to fund the accelerated provision of replacement infrastructure or to requisition a new sewer under Sections 98-101 of the Water Industry Act 1991.

Internal Council Advice

4.2 Traffic Manager: No objection subject to conditions concerning design and construction of the access, parking provision and closure of the existing access.

5. Representations

5.1 Tarrington Parish Council: Although the garden area of Brookfields is quite spacious, the proposed dwelling has been sited fairly close to the front of the area to keep it within the settlement boundary and it is much too large in relation to the adjoining properties (ie larger than both). Our Parish Plan is not in favour of infill development that is out of proportion to or out of character with neighbouring properties. The proposal involves an extra vehicular access off a bend in the main road at its narrowest and most dangerous point, in spite of the recent reduction of the speed limit, the volume of traffic remains the same. We recommend refusal.

5.2 Five letters of objection have been received, the main points raised are:

1. The proposed development would dominate and adversely affect the setting of Brookfield.
2. The development would destroy the openness and the visual quality of the locality and the harmony of the local street scene.
3. The construction of a new access will entail the removal of most if not all of the existing roadside screening thus exposing Brookfield and the development site.
4. A further access on this busy and fast section of road would be detrimental to the safety and flow of vehicular traffic notwithstanding the reduction in speed limit.
5. The creeping development and infilling of existing gardens is unacceptable as confirmed by the Tarrington Parish Plan.
6. A further new connection to the public sewer will overload the drains.
7. A new development close to an historic lane will detract from its natural beauty.
8. The scale of the development being larger than Brookfield is excessively large and more like an executive style home.
9. The development will block out light from rooms within the adjoining property.

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 Tarrington is classified as a main village within the Unitary Development Plan (Revised Deposit Draft). Policy H4 of the Unitary Development Plan permits new residential development within the identified settlement boundaries of main villages. As such the principle of the development is acceptable.

6.2 The curtilage associated with Brookfield is very large and sufficient land exists to enable the curtilage to be sub-divided to create a building plot without adversely affecting the general character of the area. Whilst the footprint of the dwelling is larger than the immediately adjoining properties, it is not considered excessively large for the land available and a reasonable separation distance will be retained between the proposed dwelling and Brookfield to the east and The Elms to the west. The siting has been positioned slightly rearward of the front elevation of The Elms and Brookfield which will assist in reducing the visual impact of the dwelling whilst also safeguarding the amenity and particularly light for the existing windows in the western elevation of Brookfield. The scale and appearance of the proposed dwelling is reserved for future consideration although an illustrative street scene plan has been provided. The theme of the design is to replicate features, which exist within Brookfield although it should be noted that the illustrative design is considered too grand and would need to be simplified if outline permission were approved.

6.3 A new vehicular access is proposed to serve the proposed dwelling along with a further new access to serve Brookfield with the existing access closed off. The Traffic Manager has confirmed that in light of the recent reduction of the speed limits within Tarrington, a safe access can be provided. The new access point will inevitably require the removal of some roadside vegetation although in light of the reduced visibility requirements, much of the vegetation can be retained which will assist in further screening the new property. The visual impact of the development can be further reduced through requiring the slab level of the new dwelling to be at the existing garden level, this being approximately half a metre below the road level.

6.4 An objection has been received from Welsh Water as the applicants had hoped to connect to the main sewer. A private drainage system is now proposed and adequate land exists to provide the necessary soakaway arrangements. This matter can be dealt with by condition requiring that no development take place until the foul drainage arrangements are in place and securing a connection to the mains when this is available.

6.5 The concerns of the local community regarding further infill development is acknowledged as expressed in the Parish Plan. However, both the Development Plan and National Guidance permit such development within designated settlements and the Parish Plan has not yet been adopted as a Supplementary Planning Document. In this instance the principle, siting and means of access are considered acceptable.

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

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

6. **E17 (No windows in side elevation of extension).**

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

7. **F18 (Scheme of foul drainage disposal) (connection to mains when available).**

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

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

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

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

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

10. **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.

11. **H03 (Visibility splays).**

Reason: In the interests of highway safety.

12. **H09 (Driveway gradient).**

Reason: In the interests of highway safety.

13. 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.

14. H05 (Access gates).

Reason: In the interests of highway safety.

15. H02 (Single access - footway).

Reason: In the interests of highway safety.

16. H06 (Vehicular access construction).

Reason: In the interests of highway safety.

Informatives:

- 1. HN01 - Mud on highway.
- 2. HN05 - Works within the highway.
- 3. HN10 - No drainage to discharge to highway.
- 4. N15 - Reason(s) for the Grant of PP/LBC/CAC.
- 5. N19 - Avoidance of doubt.

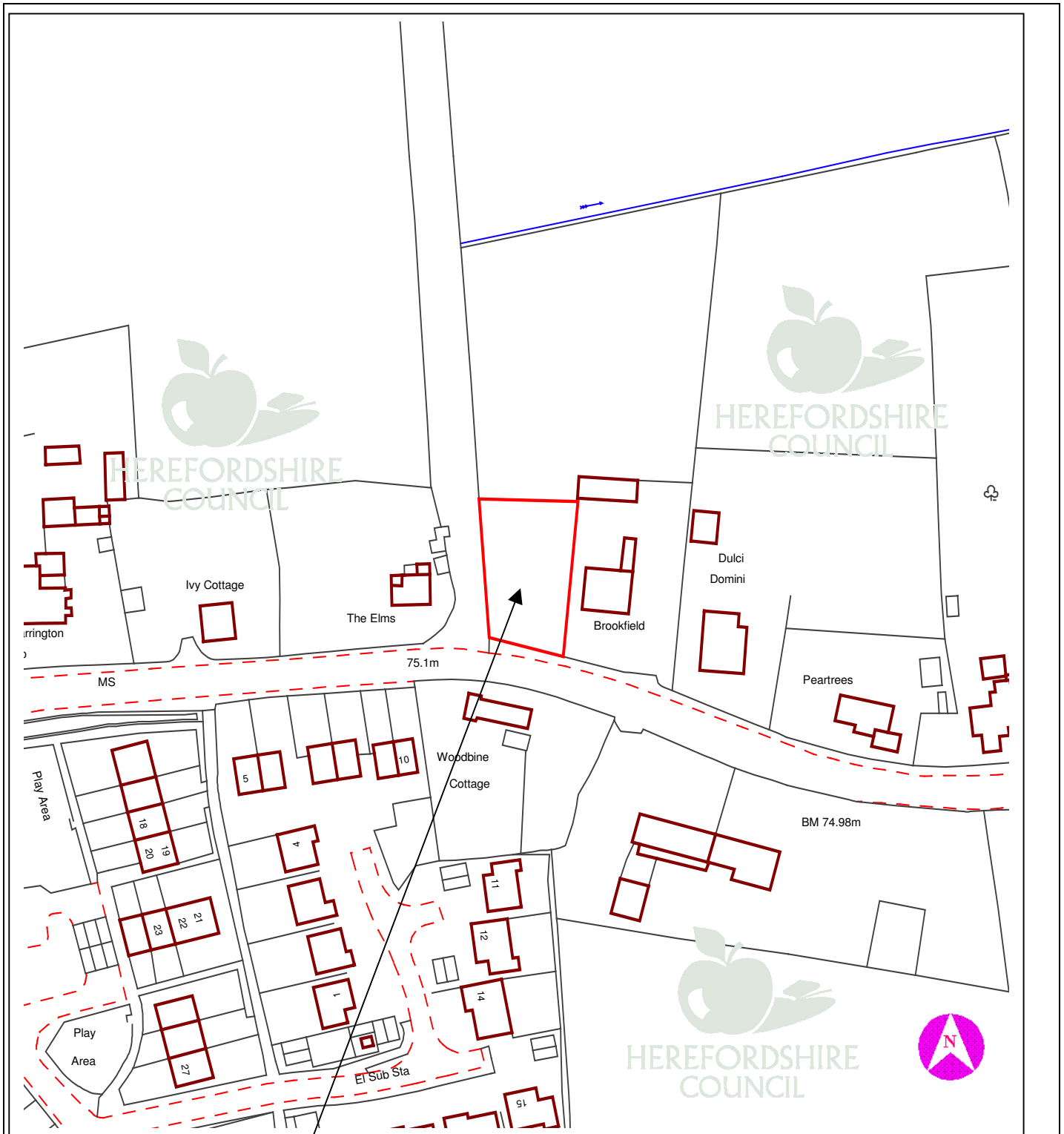
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/3940/O

SCALE : 1 : 1250

SITE ADDRESS : Land adjoining Brookfield, Tarrington, Hereford, Herefordshire, HR1 4HZ

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