

**11 DCSE2006/3918/F - PROPOSED BUNGALOW  
BURMELL, BRIDSTOW, ROSS-ON-WYE,  
HEREFORDSHIRE, HR9 6AJ.**

**For: Mr. H. Phillips per Mr. I.R. Phillips, Bannutree  
Cottage, Llangrove, Ross-on-Wye, Herefordshire,  
HR9 6EZ.**

**Date Received: 14th December, 2006      Ward: Llangarron      Grid Ref: 58401, 24472**

**Expiry Date: 8th February, 2007**

Local Member:      Councillor Mrs. J.A. Hyde

## **1. Site Description and Proposal**

1.1 The application site comprises an irregularly shaped area about 19 m wide x 29 m deep situated to the rear of Burmell, a detached house fronting the A40(T) at Bridstow. Vehicular access to the property is via a narrow, winding private road leading off Bannutree Lane giving access to the rear of 6 residential properties, 5 of these front either the A40(T) or Bannutree Lane, the sixth (Orchard House) has only a narrow frontage to the private road. In addition a further dwelling has been granted planning permission adjoining Orchard House in the garden of Appledore, with access only on to the private road but has not yet been constructed.

1.2 The current application is for detailed planning permission. A small, rectangular bungalow is proposed (about 11.6 m wide x 7 m deep), with a small gable projecting forward at the northern end. It would be sited centrally within the plot with the ridge orientated north-south. It would be of brick construction with a tile roof. Access would be off the private drive referred to above but this is not part of the application site and is not identified as being in the applicant's ownership. A turning head would be formed partly using the existing drive to Burmell.

## **2. Policies**

### **2.1 Planning Policy Statements**

PPS.3            -      Housing  
PPS.7            -      Sustainable Development in Rural Areas

### **2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)**

Policy H.7        -      Housing in the Countryside Outside Settlements  
Policy H.13      -      Sustainable Residential Design  
Policy H.15      -      Density  
Policy DR.1      -      Design  
Policy DR.2      -      Land Use and Activity  
Policy S.3        -      Housing  
Policy LA.1      -      Areas of Outstanding Natural Beauty

### 2.3 Hereford and Worcester County Structure Plan

- Policy H.16A - Housing in Rural Areas
- Policy H.18 - Housing in Rural Areas
- Policy CTC.1 - Development in Areas of Outstanding Natural Beauty

### 2.4 South Herefordshire District Local Plan

- Policy SH.10 - Housing in Smaller Settlements
- Policy SH.14 - Siting and Design of Buildings
- Policy SH.15 - Criteria for New Housing Schemes
- Policy GD.1 - General Development Criteria
- Policy C.5 - Development within Area of Outstanding Natural Beauty

## 3. Planning History

- 3.1 SE2000/0854/O Site for bungalow - Refused 12.06.00
- DCSE2003/1633/O Site for bungalow - Approved 10.09.03
- DCSE2004/2713/F Dormer bungalow - Refused 16.09.04
- DCSE2006/0938/F Dwelling - Refused 17.05.06

## 4. Consultation Summary

### Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

### Internal Council Advice

- 4.2 The Traffic Manager recommends that conditions be included with regard to parking spaces (2) and turning area and improvements to the access drive.

## 5. Representations

- 5.1 The applicant's agent makes the following submission (Design and Access Statement):

- (1) The site is currently part of the garden land of Burmell. This garden is excessively large and not easy to maintain.
- (2) The proposed bungalow sits comfortably on the site, not looking too small and at the same time, not overcrowding.
- (3) The proposed bungalow will be 'infilling' between Orchard House, Bearwood and Burmell. It is positioned on the site so as not to effect neighbouring properties. It is positioned away from the relevant boundaries.
- (4) The bungalow is of suitable size, with moderate size rooms. The site is level so the ground levels have no impact on the property. The bungalow does not

overshadow any of the neighbouring properties and the design is in keeping with them.

- (5) High mature hedges to 2 of the sides enclose the site, with a boarded fence along the boundary of Burmell. The site will also include various trees.
- (6) The design of the bungalow resembles that of Orchard House with matching bricks and tiles and similar roof pitch. The bungalow will blend well into the surroundings and with the other properties in the area.
- (7) Access to the site exists. There will be suitable parking and turning areas provided. There is no further opportunity for new property developments along the lane that accesses the site; therefore the traffic movement along this lane is suitable. Being a bungalow, this property will be suitable for the elderly or any disabled persons.

5.2 Parish Council has no objection to the proposal.

5.3 One letter has been received expressing reservations on the grounds that:

- (a) the bungalow seems to be squeezed into a relatively small plot, at least by the standards of the locality;
- (b) general concerns regarding the apparently inexorable and widespread process of "in-filling", resulting in loss of wildlife habitats and with real danger of totally compromising rural character of certain areas.

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 key issues are considered to be the principle of residential development, whether the proposed bungalow would fit acceptably on the site and highway safety.

6.2 At the time that outline planning permission was granted the statutory Development Plan included the County Structure Plan and the South Herefordshire District Local Plan. The latter identified this part of Bridstow as a smaller settlement and, subject to meeting a number of criteria, small scale housing development was permissible. Outline permission was granted on 10 September 2003 and condition no. 2 required submission of reserved matters within 3 years of that date. No reserved matters have been submitted, as both subsequent applications were for 2-storey dwellings, not bungalows, and both were refused permission. The current application can therefore be treated as an application to (i) vary that condition, and (ii) submission of the outstanding matters. However in determining such an application regard should be had to any changes in policy since the original grant of permission. The Herefordshire Unitary Development Plan is now only a few weeks from formal adoption and can be given full weight. The UDP does not include Bridstow in the list of smaller settlements and the relevant policy is therefore H7 (Housing in the Countryside outside Settlements). This policy states that housing development will not be permitted unless it falls within a number of exceptions, including dwellings in association with single affordable dwellings under Policy H10. The proposed bungalow does not come within the scope of these exceptions and therefore would be contrary to UDP policies.

- 6.3 The proposed bungalow is similar in size and design to that illustrated as part of the outline permission. As noted above, other dwellings have been allowed on small plots off this private drive and in rear gardens. This proposal is comparable with those dwellings and plots. The careful design and siting of the bungalow together with the high boundary hedges would protect the privacy of occupiers of the adjoining houses and ensure that the building would not be overbearing. I consider therefore that this bungalow would not appear cramped on its plot and would respect residential amenities.
- 6.4 The third issue relates to the narrow access road with poor visibility at its junction with Bannuttree Lane. In the appeal referred to the Inspector found that with the proposed improvements the private road would “allow the occupiers of the existing and proposed dwellings to use the track with the minimum of inconvenience”. Visibility at the junction with Bannuttree Lane would be well below standard but in view of the low number of vehicle movements at the junction he concluded that the harm to highway safety from one extra dwelling was not sufficient to dismiss the appeal. Similar consideration would apply in this case and it should be noted that the Traffic Manager does not recommend refusal of permission. There would be space within the application site for 2 cars to park and for vehicles to turn.

**RECOMMENDATION**

**That planning permission be refused for the following reason:**

- 1. **The proposed bungalow does not fall within one of the exceptions specified in Policy H7 of the Herefordshire Unitary Development Plan (Revised Deposit Draft) and the development would conflict therefore with this Policy and the Council’s housing strategy as set out in Policy S3 of the Plan.**

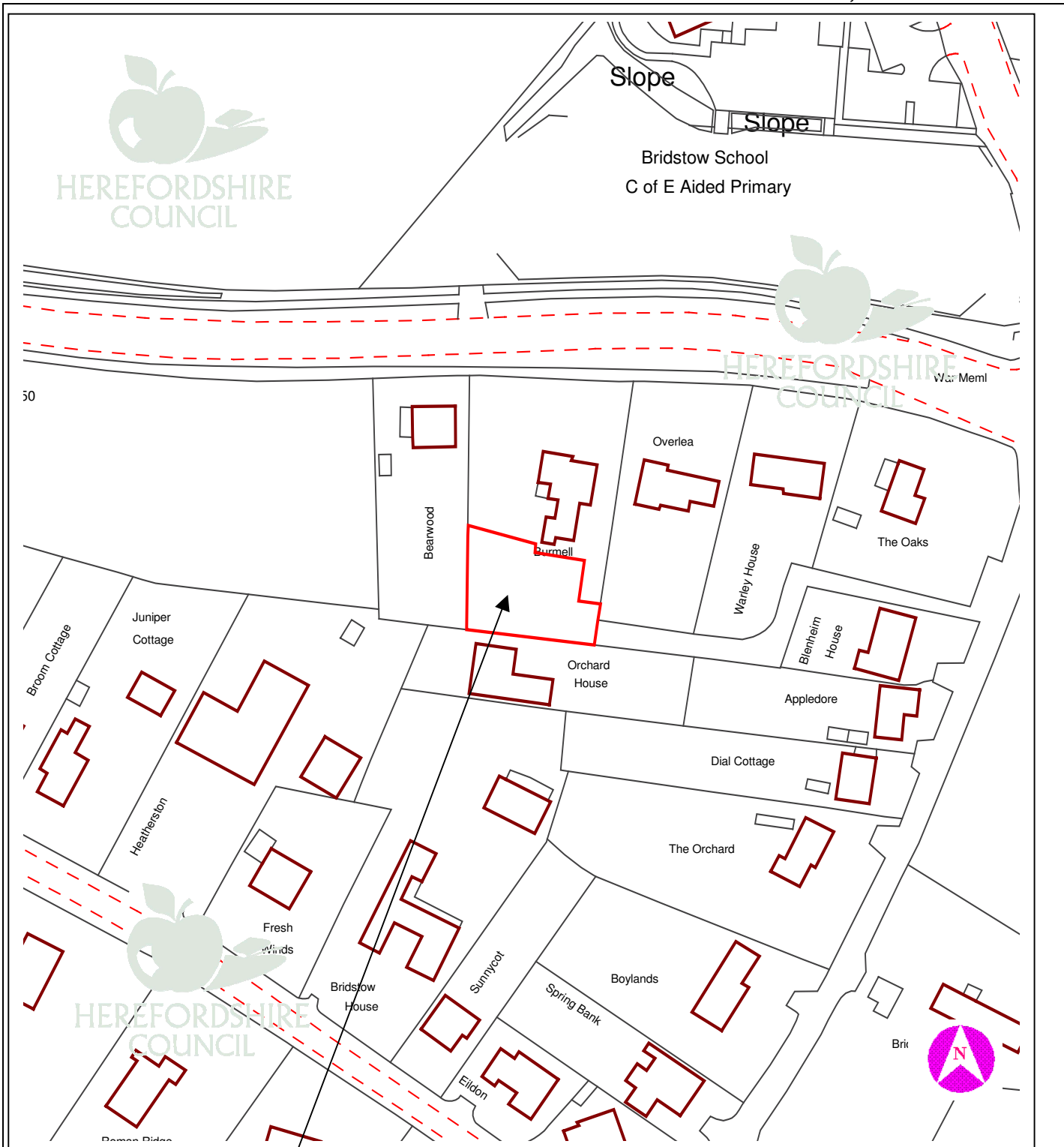
Decision: .....

Notes: .....

.....

**Background Papers**

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

**APPLICATION NO:** DCSE2006/3918/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Burmell, Bridstow, Ross-on-Wye, Herefordshire, HR9 6AJ

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005