

16 DCCW2007/0247/RM - PROPOSED DETACHED TWO STOREY FOUR BEDROOM DWELLING AND DETACHED GARAGE AT LAND ADJ. 242 KINGS ACRE ROAD, HEREFORD, HEREFORDSHIRE, HR4 0SD**For: Mr. & Mrs. A. Hirons, Redbrook Cottage, Lower Bullingham, Hereford, HR2 6EG****Date Received: 25th January, 2007 Ward: Three Elms Grid Ref: 47788, 41296**
Expiry Date: 22nd March, 2007

Local Members: Councillors Mrs. P.A. Andrews; Mrs. S.P.A. Daniels and Ms. A.M. Toon

1. Site Description and Proposal

- 1.1 The application site forms the western half of a large domestic curtilage, which prior to being severed served the dwelling known as 242 Kings Acre Road, which is located approximately 1.5 km. to the west of Whitecross roundabout on the northern side of the A438. The application site is enclosed to the north, east and west by residential development.
- 1.2 Outline planning permission (DCCW2006/1623/O) was granted in August 2006 for the erection of a dwelling.
- 1.3 The application seeks approval of the reserved matters of the appearance, layout, scale and landscaping of a two storey dwelling, comprising four bedrooms.

2. Policies

- 2.1 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy DR1	-	Design
Policy H13	-	Sustainable Residential Design
Policy LA3	-	Setting of Settlements

3. Planning History

- 3.1 DCCW2006/1623/O Proposed dwelling. Approved 2nd August, 2006.

4. Consultation SummaryStatutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Forward Planning Manager: No objection.
- 4.3 Traffic Manager: No objection.

5. Representations

5.1 Parish of Hereford City Council – Comments awaited.

5.2 Breinton Parish Council (Adjoining Paish): Objection – The Parish Council has no reason to withdraw its concerns about the impact on the highway from this development. With increased traffic entering and leaving The Bay Horse Hotel as a result of its expansion, just adjacent to this property, there is yet another reason to be concerned about the number of unmarked accesses along this busy road. The Parish Council would ask that Highways take another look at this aspect of the application in the light of new development in the area. As regards the building itself, the Parish Council has no problem with the principle of a smaller dwelling on this site. However, what has been proposed is out of scale with surrounding properties. It is much bigger than any of them and also much larger in relation to its site than any property in the immediate neighbourhood. It is too close to its immediate neighbour, No 7 Bramley Court, which will be overshadowed and cramped by the new dwelling. Care has been taken to distance it from No. 242, the applicant's property, but the distance from No. 7 is around a quarter of this. With the driveway and garden on the 242 side, this difference will be even more apparent. The garage is at least third bigger than that of No. 7. It has not been possible to assess relative ridge heights from the plans but it could be assumed from the size of this proposed development it will be higher than its neighbours. Consistency is required in this neighbourhood, particularly with regard to the size of permitted development.

5.2 Letters of objection have been received from Mr. Boase, 6 Bramley Court; Mr. Lake, 7 Bramley Court and Mr. & Mrs. Essenhigh, 8 Bramley Court.

The main points raised are:

- House is too large resulting in an over dominant form of development.
- Position is too close to the eastern boundary.
- The garage is too large.
- Concern in relation to a new access onto the A438.

It should be noted that the means of access was deemed acceptable at the outline application stage and as such is not a material consideration in respect of this proposal.

The full text of these letters can be inspected at The Garrick Centre, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

6.1 The principle of residential development and the means of access have already been established by the outline planning permission (DCCW2004/1004/O). Therefore the primary issues in determining this reserved matters application are considered to be:

- Design and Layout of the Development
- Residential Amenity

Design and layout of the development

- 6.2 Having consideration for the character and appearance of the wider locality the design scale and massing of the proposed dwelling are considered to be acceptable.
- 6.3 As submitted the application proposed a detached double garage sited to the front of the plot adjacent to the highway. However as this was significantly larger in height and footprint when measured against the scale of the existing garage serving 7 Bramley Court, it was considered to give rise to an unacceptable impact on the visual amenity of the locality. Furthermore it was noted that the neighbours have raised concern about the size of the garage and the siting of the dwelling so close to the western boundary. Therefore following negotiations with the applicant's agent, a revised plan was submitted, which overcomes these concerns by reducing the size of the garage, and relocating the dwelling further to the east.
- 6.4 Having regard for the pattern and density of residential development in the wider locality the revised layout is considered acceptable, and has taken appropriate account of the position and orientation of the adjoining properties.

Residential Amenity

- 6.5 With regard to the concerns raised in the letters of representation about overlooking and loss of privacy, the interrelationship between the existing properties already gives rise to a degree of overlooking. Having consideration for the design and revised siting of the dwelling, it is not considered that the proposal will result in an unacceptable level of overlooking or overbearing impact, when measured against that already experienced.
- 6.6 Furthermore the east and west elevations have been designed without windows at first floor level save for obscure glazed bathroom windows in the interests of protecting the amenity of the most immediate neighbours. However to ensure the continued satisfactory relationship between the proposed dwelling and its neighbours, it is considered expedient to recommend conditions requiring the retention of obscured glass in the bathroom window and the removal of the permitted development rights to insert new windows on either flank.
- 6.7 It is acknowledged that the proposed dwelling will alter the outlook and setting of those properties in the immediate vicinity but the siting, internal arrangements and relative orientation are such that the impact on residential amenity will be acceptable.

Highways

- 6.8 Although the comments of the Parish Council are noted, the means of vehicular access were assessed and subsequently approved as part of the outline planning permission, therefore there are no highway considerations associated with this reserved matters application.

Conclusion

- 6.9 Overall the appearance, scale and layout of the proposed dwelling is considered to be acceptable in accordance with the relevant development plan policies, and approval is recommended.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. B01 (Samples of external materials).

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

- 2. E18 (No windows in specified elevation).

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

- 3. E19 (Obscure glazing to windows).

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

Informatives:

- 1. N01 - Access for all.
- 2. N19 - Avoidance of doubt.
- 3. N15 - Reason(s) for the Grant of PP/LBC/CAC.

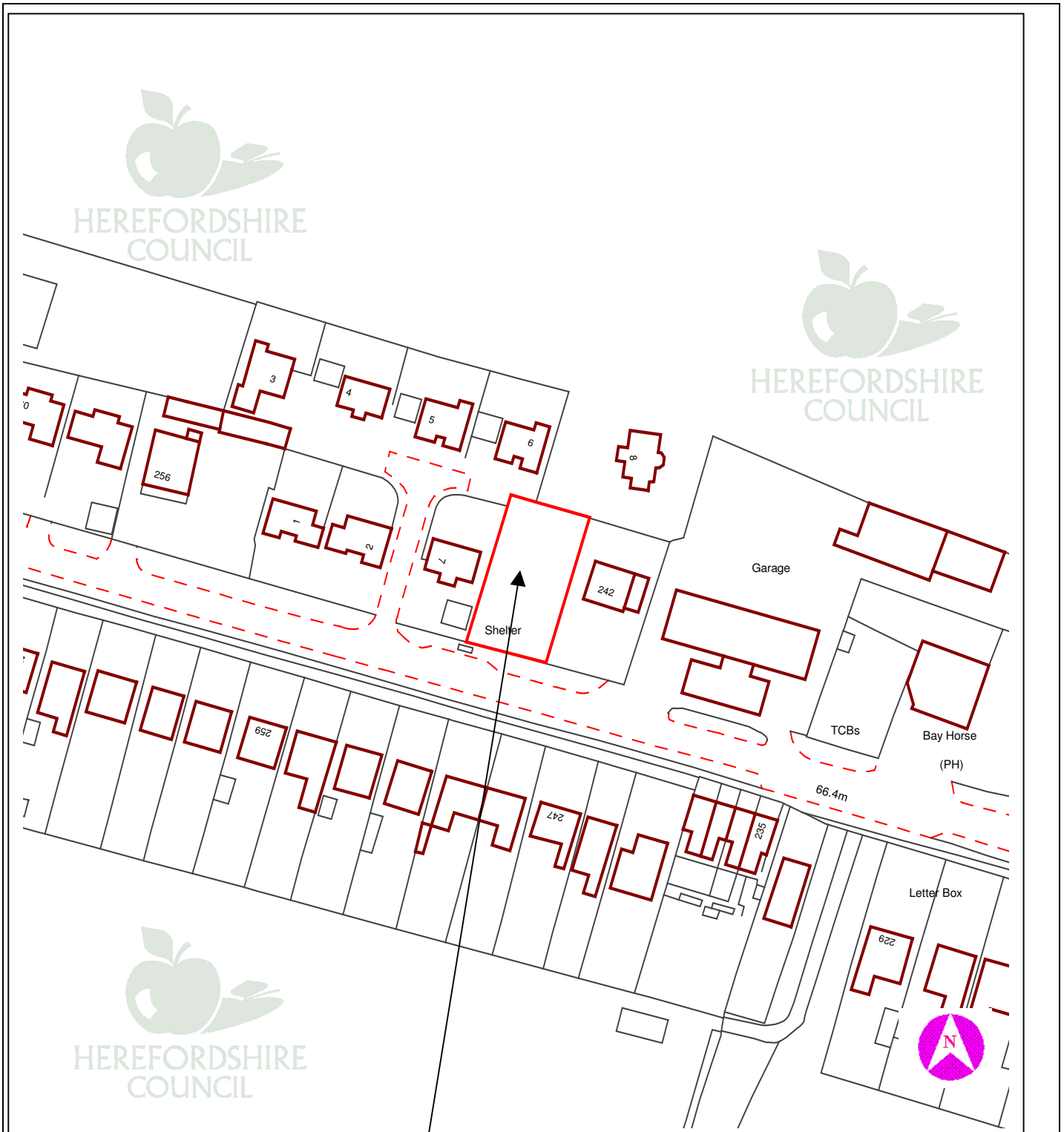
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2007/0247/RM

SCALE : 1 : 1250

SITE ADDRESS : Land adj 242 Kings Acre Road, Hereford, Herefordshire, HR4 0SD

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