

1 SW2003/0774/F - ERECTION OF TWO STOREY, THREE BEDROOMED DWELLING WITH DOUBLE GARAGE REAR OF MADLEY STORE & P.O., MADLEY, HEREFORD, HEREFORDSHIRE, HR2 9LS

For: Mr J Menton, Whitehall, Madley, Herefordshire, HR2 9LS

Date Received: 11th March 2003

Ward: Stoney Street

Grid Ref: 4197 3880

Expiry Date: 6th May 2003

Local Member: Councillor D C Taylor

1. Site Description and Proposal

1.1 The proposal site is on the southern side of the B4352 road. It is 16 metres wide and 33-35 metres deep i.e. back from the edge of the 1.5 metres wide pavement that runs along the southern side of the B4352 road. This path stops 26 metres to the east at the intersection of roads known as Madley Cross.

1.2 This site comprises part of the garden area of Whitehall/Post Office and Store and part of the car park serving the Post Office Store. The site is approximately 1.3 metres above the level of the path adjoining the B4352 road. This area being 5 metres where it abuts the highway narrowing to 4 metres and between 11 to 10.5 metres deep. An area of garden will be provided 10 metres long and between 2.5 to 4 metres wide. This will allow for easier manouvring in the car park. There is a boundary of conifers, and a post and wire fence on the western boundary shared with Whitehall Place, a two storey dwelling 19 metres away from the boundary. There is a masonry wall on the southern boundary and a rear boundary comprising a post and panel fence is proposed on the eastern boundary, i.e. between the application site and Whitehall and the Post Office/Store.

It is proposed to erect a 3-bedroom dwelling comprising brick and tile, with an attached double garage to the north of it, i.e. between house and Class II road. The house will be 10.4 square metres and 8.9 metres to the ridge. The front elevation has sash windows and a central gable fronted feature with a balcony at first floor level. The remaining windows on the other elevations are casement ones.

A proposal for a 1½ storey dwelling covering a larger footprint of the site was refused under delegated powers in January this year. The grounds of refusal related to the form and style of the dwelling proposed and to the capacity of the existing public sewerage system not being sufficient as directed by Welsh Water.

2. Policies

2.1 Hereford and Worcester County Structure Plan

Policy H.16A - Housing in Rural Areas

2.2 South Herefordshire District Local Plan

Policy GD1	-	General Development Criteria
Policy SH8	-	New Housing Development Criteria in Larger Villages
Policy SH.14	-	Siting and design of Buildings
Polcy C.40	-	Provision of Essential Services

3. Planning History

SW2002/3385/f One and a half storey new dwelling - refused 30.01.03

4. Consultation Summary

4.1 Dwr Cymru Welsh Water object to the development as it would overload the existing public sewerage system.

5. Representations

5.1 Madley Parish Council make the following observations:

“No objections to dwelling but extremely strong objections to access directly onto B4352. Please see previous application number SW2002/3385/F. Access must be via car park.”

5.2 One letter of representation has been made from M G Bateman, 1 Cross Cottage, Madley HR2 9LP. The following main points are made:

- Driveway will cut through only pavement running along the B4352 road.
- Pavement provides route to shop, bus stop, church and primary school.
- At school run times B road is single width given the parking carried out.
- Cross roads very busy, less than 10 metres away from access point.
- Was an accident at crossroads last year without this additional hazzard.

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. Officers Appraisal

6.1 There are considered to be three main issues

- (i) the means of access,
- (ii) the style and form of the proposed dwelling, and
- (iii) the capacity of the local sewerage system.

6.2 The Head of Engineering and Transportation, Divisional Surveyor (South) does not object to a new access being created such that access is made onto the B4352 road, 35 metres of the crossroads. This was also what was recommended previously for the 1½ storey dwelling refused earlier this year. This support for the new access is made with the proviso that conditions are attached to any planning permission.

6.3 The new dwelling covers a smaller plot area than that for the previous refused 1½ storey dwelling. It is aligned south-east to north-west with a projecting gable fronted feature in the centre of the first and northern elevation. The central feature will have a

projecting balcony feature together with sash-style windows. It is considered that the style and form of the square shaped building conflicts with the vernacular of buildings in the locality and as such it does not contribute positively to the townscape particularly with regard to adjacent Whitehall and the Post Office/Stores buildings.

- 6.4 The remaining issue is one relating to the capacity of the sewerage system. Welsh Water maintain their objection, in principle, this is a stance taken by Welsh Water Authority with other planning applications in Madley. The views of Welsh Water must be given weight and under guidance constitute a reason for refusal. Therefore, the proposal is contrary in this respect to the provisions of policies C40 and GD1 contained in the South Herefordshire District Local Plan.

RECOMMENDATION

That planning permission be refused for the following reasons:

- 1 The proposed development would, given its scale, design and siting be out of character and detracts from the amenities of this part of the village and reduce the amenity of adjoining residents. Therefore, the proposed is contrary to the provisions of Policies GD.1 and SH.8 contained in the South Herefordshire District Local Plan and Policy H.16A contained in the hereford and Worcester County Structure Plan.**
- 2 The existing public sewerage system is not of sufficient capacity to provide sewage drainage facilities and therefore the proposal is contrary to the provisions of Policies GD.1, C.40 and SH.8 contained in the South Herefordshire District Local Plan.**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.