

7 DCSW2007/0950/F - NEW 3 BEDROOMED DWELLING ON INFILL, ALTERATION TO ACCESS DRIVE, 2 ROSEBURY PLACE, EWYAS HAROLD, HEREFORD, HEREFORDSHIRE, HR2 0EW.

For: Mr. A. Gower per Malcolm Harrison, Architectural Design Ltd, The Ark, Orcop Hill, Hereford, HR2 8SF.

**Date Received: 28th March, 2007 Ward: Golden Valley South Grid Ref: 39032, 27961
Expiry Date: 23rd May, 2007**

Local Member: Councillor J.B. Williams

1. Site Description and Proposal

- 1.1 2 Rosebury Place is a semi-detached red brick dwelling. It has its own access off the B4357 road which is the main thoroughfare in the village. The building plot comprises an area of land immediately to the north-west, this tapering piece of ground is wider where it fronts onto the B4357 and narrows at the south-western end. The land inclines steeply beyond the rear wall of numbers 1 and 2 Rosebury Place. There is a boundary fence on the north-western boundary and rear south-western boundary. This fence-lined boundary abuts a lane that serves dwellings to the west of Lion Terrace and the application site as well as 1 Rosebury Place. A public footpath (E31) runs along this lane.
- 1.2 It is proposed to demolish a brick faced double garage and erect a brick faced 3 bedroom house with a slate roof. The south-eastern boundary wall of the house is parallel to 2 Rosebury Place and 3 metres from it. The north-western boundary wall of the house, i.e. adjacent to the lane, follows the line of the lane. A raised garden area is provided to the rear of the dwelling. Parking arrangements have been provided such that two spaces are provided in front of 2 Rosebury Place and likewise for the application site. The existing access onto the Class II road will be splayed and widened.
- 1.3 The new dwelling has a ridge height 300mm higher than numbers 1 and 2 Rosebury Place, it is 900mm lower than that of the nearest dwelling in Lion Terrace.

2. Policies

2.1 Planning Policy Statement

PPS.1 - Delivering Sustainable Development

2.2 Herefordshire Unitary Development Plan 2007

Policy S.1 - Sustainable Development
Policy DR.1 - Design
Policy H.4 - Main Villages

3. Planning History

- 3.1 DCSW2006/2154/F Proposed new infill dwelling: 4 bed - Refused 30.08.06

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Traffic Manager recommends that the hedgerow be set back and other conditions attached to any planning permission granted.

5. Representations

- 5.1 The following is a summary of the Design and Access Statement submitted by the applicant's agent:

Location, site and surroundings

The infill plot of development land lies on the west side of the B4347 in Ewyas Harold and will be a detached dwelling set between two end terrace dwellings.

An unsightly block built outbuilding presently used for storage will be demolished.

Development Proposal

It is a family house. The rear garden is part of the family living space, hence the terrace flows under a protective canopy-first floor balcony.

The first floor will have one main family bathroom and no en-suites.

Scale of development and appearance

The proposed scheme has now been altered to omit the third floor completely. The ridge has been lowered approximately 1.3m by reducing the pitch from 45 degrees to 30 degrees. All Veluxes and the single dormer have also been removed. Lowering the roof in this way means that the ridge lines of the three adjacent independent properties rise in steps from the existing cottage (2, Rosebury Place) to Lion Terrace.

The fascias and gutters are kept in line, the new building is read as part of the group even though the ridge height of the new dwelling is slightly higher. The building has a traditional (contemporary vernacular) facade and porch. The interior and the rear elevation however, are modern in interpretation.

The design cue follows from the shape of the site. The design of the interior is not rectilinear creating a more natural and organic space.

The stove pipe has been removed and replaced with a brick chimney set just behind the ridge to serve an enclosed wood-burning stove on the ground floor.

Overlooking

The new dwelling does not overlook its neighbours. The Master Bedroom has been set back so as to provide privacy to the west and has been set behind a flank wall to provide privacy to the east. The ground floor is a walled enclosed garden.

Windows at the rear of this property look out into fields.

Access

The new dwelling will reside within a well-established semi rural village community with easy access to a range of facilities. It is a sustainable location.

The dwelling will satisfy current building regulations for disabled access.

To lessen the impact on the street scene we have combined the access drives and provided a shared walkway down the side of 2 Rosebury Place.

Modest turning arrangements have been provided on both sites to alleviate the need for on street parking.

Services

Drainage - main sewer drainage exists.

Conclusion

This is an opportunity to build a slightly unusual property within the village without design features presenting to the highway that may make it look out of place. We hope planning will now look favourably on this proposal.

5.2 The Group Parish Council have no objections to this application.

5.3 Three letters of objection have been received from:

F.C. Snelgrove, 2, Sunnybank, Ewyas Harold, HR2 0EP.

M.E. East, 1, Sunnybank, Ewyas Harold, HR2 0EP.

Mr. P. Coventry, Rosemary Cottage, 1 Rosebury Place, Ewyas Harold, HR2 0EW.

The following main points are raised:

- ruin aesthetics of Pontrilas road, as it still holds historic view of Ewyas Harold
- balcony overlooks my garden and living space
- roof seems to overhang the lane
- congestion problems now, more traffic generated lead to more
- need access at all times given I am a fireman
- extra house in crowded area
- no new access onto lane without all our consent
- garden not of adequate area
- not in keeping with Parish Council's plans
- need to build a garage (for new dwelling)
- boundary not as detailed

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

6. Officer's Appraisal

- 6.1 The main issues are the principle of erecting a dwelling on the site, the means of access and overlooking of properties in the vicinity of the site.
- 6.2 The application site is within the settlement boundary for Ewyas Harold, which is defined as a main village in the Unitary Development Plan. Therefore, the issues that arise are the siting, materials and design for the dwelling and the means of access. The previously submitted and refused scheme was for a higher building than the one the subject of this application. The current application provides accommodation on two floors, the previously refused application sought accommodation on three floors. The current dwelling is only 300mm higher than numbers 1 and 2 Rosebury Place, and is some 900mm lower than the nearest dwelling to the north-west in Lion Terrace. This is considered to be a satisfactory approach for this infill dwelling. The materials will be facing brick and render, together with timber windows under a traditional slate roof. The design and materials will compliment those used in the vicinity of the site. The new dwelling will not detract from the amenity of this part of Ewyas Harold.
- 6.3 The means of access proposed is taken directly off the Class II road. There is sufficient area in front of 2 Rosebury Place and the application site for on-site manoeuvring and parking. The Traffic Manager recommends that revisions are made to the existing access such that the existing hedgerow is set back, this will improve visibility for motorists crossing the narrow footpath that adjoins the highway (B4347). This will also improve visibility for users of the lane immediately to the north-west of the application site. It is not considered that there would be more congestion as a result of this application, particularly given that the applicants are providing off-road parking facilities for an existing and proposed one.
- 6.4 Overlooking has been raised as an issue by residents to the west and uphill from the site. There is considered to be sufficient distance between the balcony and properties uphill of the site. The balcony is purposely orientated south-westwards away from the aforementioned dwellings in order to enjoy uninterrupted views of the countryside. The balcony is also screened on the north-western side.
- 6.5 The final issues relate to the lane which is also on the line of a public footpath (EH31). The Public Rights of Way Manager raises no objections, but notes that a temporary closure order may be required when work commences on site. Whether or not development works impede access to other parties is not a matter that strictly falls within the remit of the determination of planning applications. The applicant needs to ensure that if a temporary closure order is required then one is applied for as necessary. Other matters relating to the erection of scaffolding on land outside the applicants control is a matter for the appropriate parties to resolve.
- 6.6 The application can be supported as it constitutes a new dwelling in keeping with the scale and massing of adjoining properties, it has satisfactory parking arrangements and will not result in residential properties in the vicinity of the site being impacted upon to a material and detrimental degree.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

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

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

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

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

5. **H04 (Visibility over frontage)**

Reason: In the interests of highway safety.

6. **H05 (Access gates)**

Reason: In the interests of highway safety.

7. **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.

8. **H13 (Access, turning area and parking)**

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Informative(s):

1. **HN01 - Mud on highway**

2. **HN02 - Public rights of way affected**

3. **HN05 - Works within the highway**

4. **HN10 - No drainage to discharge to highway**

5. **HN22 - Works adjoining highway**

6. **N03 - Adjoining property rights**

7. N19 - Avoidance of doubt

8. N15 - Reason(s) for the Grant of Planning Permission

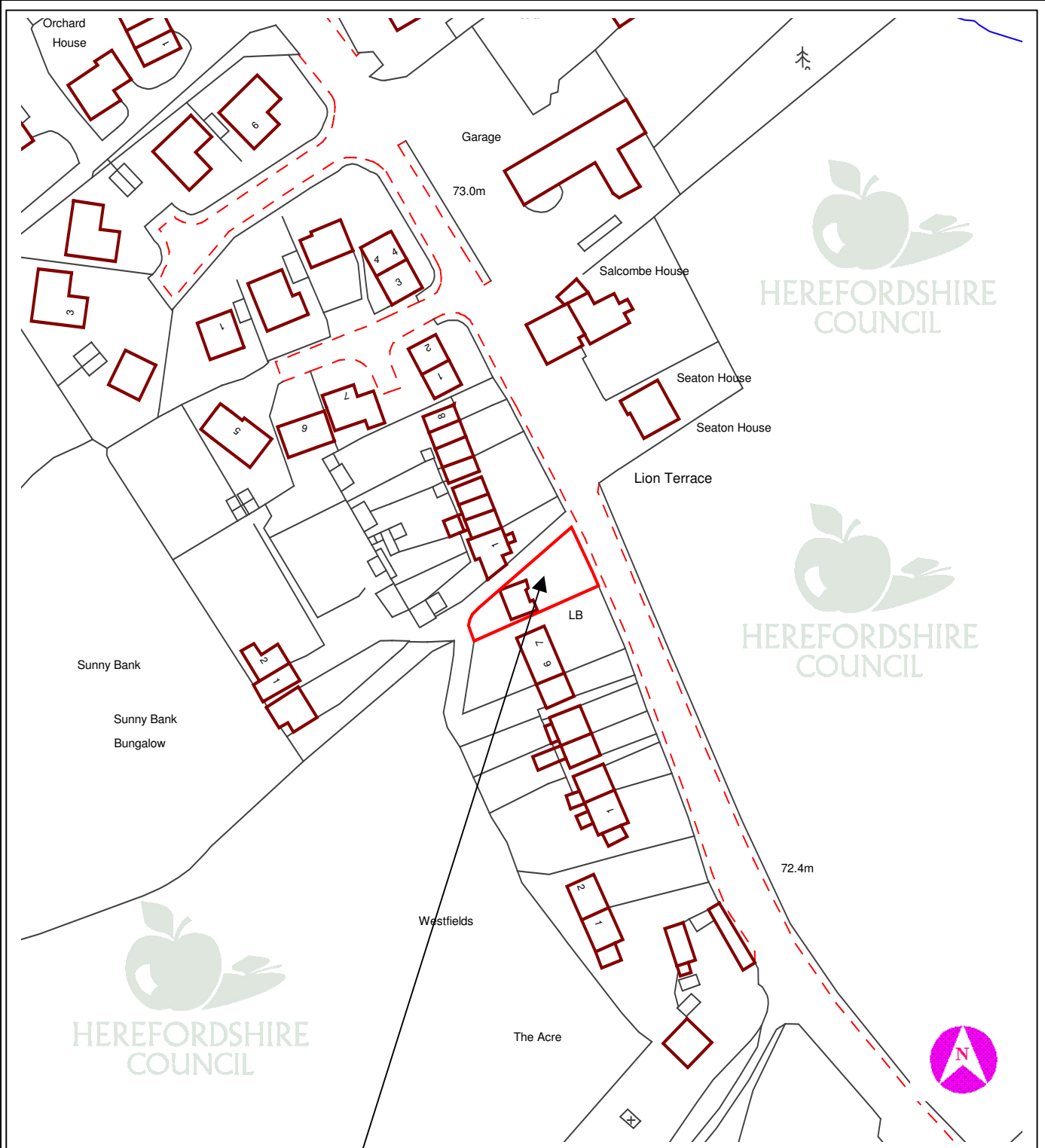
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2007/0950/F

SCALE : 1 : 1250

SITE ADDRESS : 2 Rosebury Place, Ewyas Harold, Hereford, Herefordshire, HR2 0EW

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