

13 DCSE2007/1306/F - DEMOLISH EXISTING BUNGALOW AND GARAGE - CONSTRUCT TWO NUMBER SEMI DETACHED DORMER BUNGALOWS, ARDEN, GREYTREE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7HU.

For: Dr. N.C. Kway per Mr. R.H. Ball, Ilex, Ashfield Crescent, Ross-on-Wye, Herefordshire, HR9 5PH.

**Date Received: 1st May, 2007 Ward: Ross-on-Wye West Grid Ref: 59707, 25102
Expiry Date: 26th June, 2007**

Local Member: Councillors G. Lucas and C.M. Bartrum

1. Site Description and Proposal

- 1.1 Arden, a "Woolaway" type bungalow is on the north side of Greytrees between Wye Haven and Lyn-Mar. Crantock is to the north-east. A 2 metre high wooden panel fence defines the western and eastern boundaries, and a row of fir trees are along the northern boundary. The site is located in an established residential area as shown on Inset Map ROSS1 in the Herefordshire Unitary Development Plan 2007, and is within the Wye Valley Area of Outstanding Natural Beauty.
- 1.2 This application proposes the demolition of Arden and its replacement with 2 semi-detached dormer bungalows accommodating living room, dining room, kitchen, bed/study and WC on the ground floor with 2 bedrooms and a bathroom within the roof. Dormer windows are proposed in the front elevation. Two parking spaces per dwelling are proposed to be provided at the front of each dwelling. The submitted plan shows the dwellings will be on the same "building line" as Wye Haven.

2. Policies

2.1 Planning Policy Statements

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|-------|---|------------------------------------|
| PPS.1 | - | Delivering Sustainable Development |
| PPS.3 | - | Housing |

2.2 Herefordshire Unitary Development Plan 2007

- | | | |
|-------------|---|--|
| Policy S.1 | - | Sustainable Development |
| Policy S.2 | - | Development Requirements |
| Policy S.3 | - | Housing |
| Policy S.6 | - | Transport |
| Policy S.7 | - | Natural and Historic Heritage |
| Policy DR.1 | - | Design |
| Policy DR.3 | - | Movement |
| Policy H.1 | - | Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas |
| Policy H.13 | - | Sustainable Residential Design |
| Policy H.14 | - | Re-using Previously Developed Land and Buildings |
| Policy H.16 | - | Car Parking |

Policy LA.1 - Areas of Outstanding Natural Beauty

3. Planning History

- 3.1 DCSE2006/1741/F Demolish existing bungalow and garage and construct 2 dormer bungalows - Withdrawn 25.07.06
- DCSE2006/2924/F Demolish existing bungalow and garage and construct 2 dormer bungalows - Refused 06.11.06

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water - No objection subject to conditions.

Internal Council Advice

- 4.2 Traffic Manager – No reply received at time of report.

5. Representations

- 5.1 The applicant has submitted a Design and Access Statement:

- The application is for 2 semi-detached dormer bungalows;
- The ridge height of the new dwellings will be 800mm higher than the dwelling to be demolished;
- This reduces the impact on the neighbour; and
- Parking for 4 vehicles and turning is proposed to ensure that vehicles can turn within the site.

- 5.2 Ross Rural Parish Council - No objection.

- 5.3 Objections have been received from:

Mr and Mrs Gray, Wye Haven, Fourth Avenue, Greytree, Ross-on-Wye; and
Mr and Mrs Harris, Crantock, Fourth Avenue, Greytree, Ross-on-Wye

- A high majority of properties in Greytree are bungalows.
- Dormer bungalows will be out of keeping with the surrounding area.
- The proposal will obstruct our view.
- Loss of light.
- Overlooking.
- Increase in use of the access will be a danger to other road users. This is already an accident black spot.
- The properties along this road is very uniformed straight line to have a building put so far back to allow car parking would be totally out of character.
- They will dominate the landscape.

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 Arden is located in an established residential area as shown on Inset Map ROSS1 in the Herefordshire Unitary Development Plan. Within this area policy H1 states that residential development will be permitted.
- 6.2 This application has been submitted in response to the refusal of planning permission DCSE2006/2924/F which proposed the erection of 2 dormer bungalows with gable elevations facing the road and which would have been linked by an entrance porch, when it was considered "the dwellings would have had poor correlation to the existing pattern of development in Greytrees so as to be a discordant feature in the locality."
- 6.3 Policy H14 deals specifically with the re-use of previously developed land. The policy accepts proposals for redevelopment provided it respects the character and appearance of its location. The character of Greytrees is derived from a variety of architectural styles with eaves elevations parallel to the highway. This characteristic is replicated in this application. The scale of these dwellings is considered acceptable in that they are similar in scale to adjoining buildings. The ridge height of the proposed dwellings will be that same as Wye Haven which adjoins the site on its east side. Also, the siting of the dwellings is considered acceptable in that they will be on a similar "building" line as adjoining dwellings, allowing sufficient space within the proposed front garden for vehicles to park, and enter and leave the site in a forward gear.
- 6.4 Insofar as impact on the amenity of neighbours is concerned, it is considered the height of the hedges that are on the rear of the site and at the front provide adequate screening so as to avoid direct overlooking. From the rear of the proposed dwellings to Crantock, which is to the northeast of the site, there will be a separation distance of some 25 metres. This distance is considered satisfactory to protect residential amenity and maintain privacy. The dormer windows on the front elevation will look out across to the other side of Greytrees. It is considered the existing boundary hedge between the site and Wye Haven is of a height that will protect the neighbour's front garden from being overlooked.

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. 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.

4. W01 (Foul/surface water drainage)

Reason: To protect the integrity of the public sewerage system.

5. W02 (No surface water to connect to public system)

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

6. W03 (No drainage run-off to public system)

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

7. F49 (Finished floor levels (area at risk from flooding))

Reason: To protect the development from flooding.

8. H12 (Parking and turning)

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. HN05 - Works within the highway
- 3. HN10 - No drainage to discharge to highway
- 4. W01 - Welsh Water Connection to PSS
- 5. N19 - Avoidance of doubt
- 6. N15 - Reason(s) for the Grant of Planning Permission

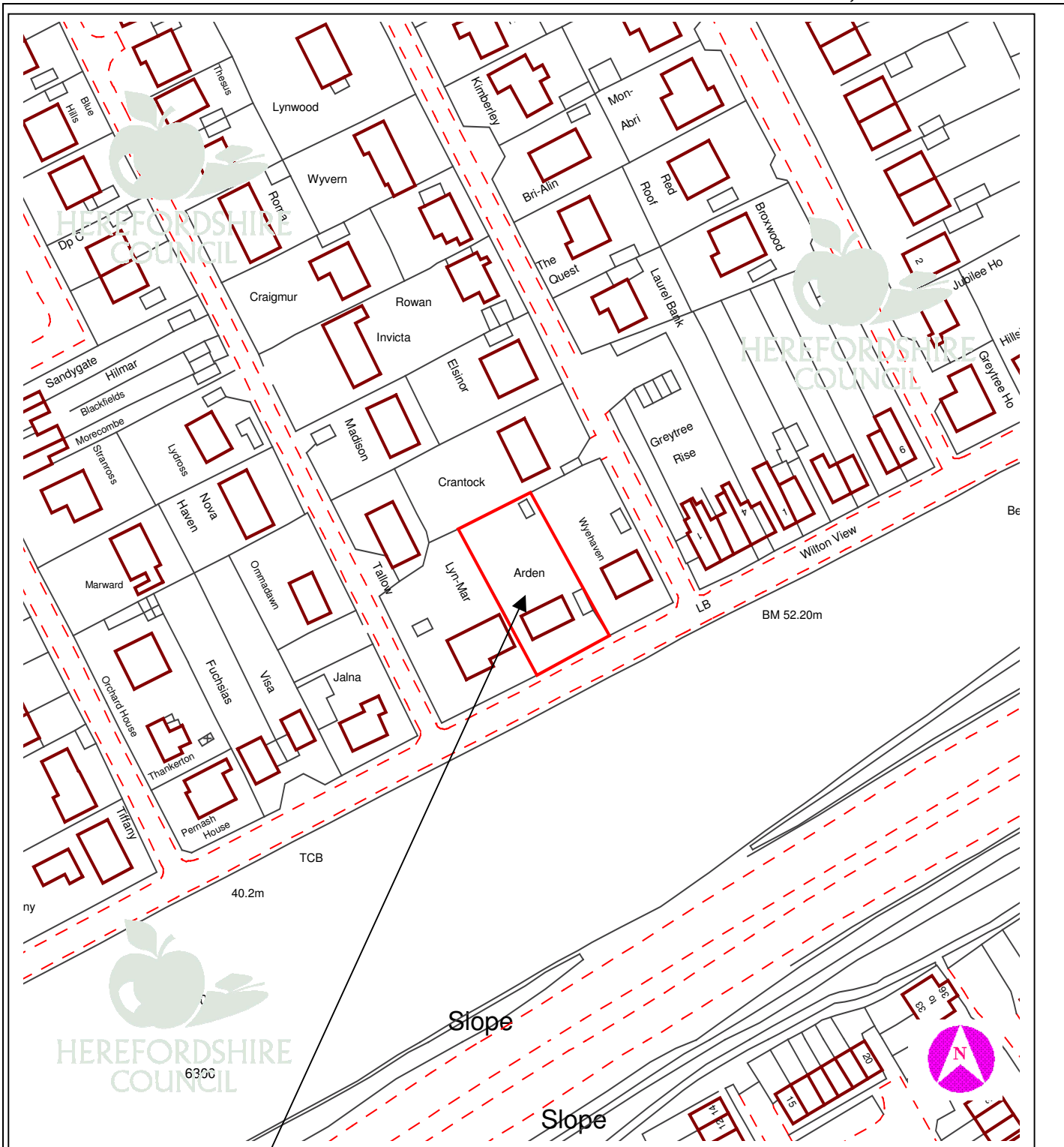
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2007/1306/F

SCALE : 1 : 1250

SITE ADDRESS : Arden, Greytree, Ross-on-Wye, Herefordshire, HR9 7HU

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