

11 DCCW2007/1382/F - PROPOSED DWELLING AT LAND ADJACENT TO STONEY CROFT, MARDEN, HEREFORD, HEREFORDSHIRE, HR1 3DX**For: Mr. & Mrs. Stevens per Mr. Phipps, Bank Lodge, Coldwells Road, Holmer, Hereford, HR1 1LH****Date Received: 2nd May, 2007 Ward: Sutton Walls Grid Ref: 52507, 47677****Expiry Date: 27th June, 2007**

Local Member: Councillor K.S. Guthrie

1. Site Description and Proposal

- 1.1 Stoney Croft is located on the northern side of Walkers Green at its junction with the Sutton St. Nicholas to Bodenham road in the village of Marden.
- 1.2 Stoney Croft is a one and a half storey dwelling with twin gables. Two large dwellings are located to the rear (north), Mo-I-Rana and Berbsholme and front onto Walkers Green. Stoney Cross is an extended detached dormer bungalow located to the east. An extensive roadside hedge forms the southern boundary.
- 1.3 The proposal is to construct a dwelling between Stoney Croft and Stoney Green with access to the north between Mo-I-Rana and Stoney Croft onto Walkers Green. This full planning application proposes a one and half storey dwelling comprising three bedrooms with a lounge, dining room and kitchen and conservatory on the ground floor. The existing roadside hedge and hedge between the plot and Stoney Cross are to remain with a new 1.5 metre close boarded fence between the plot and Stoney Croft.
- 1.4 Outline planning permission was granted last year (DCCW2006/1071/O) for one dwelling in the rear garden of Stoney Croft and conditions attached thereto require the improvement to the access between Mo-I-Rana and Stoney Croft.
- 1.5 The site is contained within the settlement boundary for Marden as identified in the Herefordshire Unitary Development Plan 2007.

2. Policies**2.1 Herefordshire Unitary Development Plan (2007):**

| | | |
|------------|---|--------------------------------------|
| Policy S1 | - | Sustainable Development |
| Policy S2 | - | Development Requirements |
| Policy S3 | - | Housing |
| Policy DR1 | - | Design |
| Policy DR2 | - | Land Use and Activity |
| Policy DR4 | - | Environment |
| Policy H4 | - | Main Villages: Settlement Boundaries |
| Policy T11 | - | Parking Provision |

3. Planning History

3.1 None on this plot but the following application to the rear.

DCCW2006/1071/O Proposed dwelling and garage. Approved 31/05/2006.

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water: Recommends conditions.

Internal Council Advice

4.2 Traffic Manager: Recommends conditions as per previous application.

5. Representations

5.1 Marden Parish Council: "The Parish Council was opposed to an earlier Outline application for a dwelling on an adjoining site no. DCCW2006/1071/O. The Parish Council is opposed to this application for the same reasons, i.e. the narrowness and danger of access from the public highway on a bend in the highway, over-development of the site and reported probable problems with drainage from neighbouring properties. This application for a second dwelling reinforces and underlines these objections."

5.2 Four letters of objection have been received from Dr. T.W. Poole, Stoney Cross, Marden; Miss D. Watkins, Berbsholme, Marden; Mr. & Mrs. A. & E. Harray, 22 Walkers Green, Marden and Mr. & Mrs. Edge, Mo-I-Rana, Walkers Green, Marden.

The main points raised are:

1. Access and egress is on a dangerous bend and pruning of trees is unlikely to make the junction better.
2. The dwelling will dominate adjacent properties and is forward of the established building line.
3. The style of the dwelling is out of character with neighbouring dwellings.
4. The proposal represents an overdevelopment of the site.
5. Two mature fir trees would be lost.
6. The improvement of the access would only encourage road users to cut the corner of the junction onto the Bodenham Road.
7. The removal of trees and hedges to improve the access will change the character of the area and may cause problems from the root systems with subsidence and heave.
8. Sewerage connections would be a problem. Properties adjoining have to pump to the mains.

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

6. Officer's Appraisal

- 6.1 This site is located within the settlement boundary for Marden as identified in the Herefordshire Unitary Development Plan 2007. Therefore the principle of residential development is accepted subject to criteria relating to access and impact on adjoining dwellings.

Access

- 6.2 The proposal is to use the access off Walkers Green which at present has a substandard visibility southeast towards the junction with the Bodenham Road. However, the access details include a new visibility line across the garden to the side of Stoney Croft which will not only improve the access splay to the proposed site but also visibility to the second access serving Stoney Croft. Members will note that the Traffic Manager raises no objection to the improved access.

Impact on Adjoining Dwellings

- 6.3 The new dwelling will sit forward of the dwellings either side but forms a natural step forward in terms of its position with Stoney Croft. It will also be forward of Stoney Cross which is set back from the road, however Stone Cottage on the east is set forward. Accordingly the siting of the new dwelling is not considered detrimental to the amenity or street scene of the area.
- 6.4 The access drive will pass between Stoney Croft and Mo-I-Rana, however Mo-I-Rana has a blank wall (former garage) adjacent to the driveway and as such any impact on residential amenity will be reduced to an acceptable level. The increase in use of the access is also considered to be acceptable.

Conclusion

- 6.5 The site is located within the settlement boundary and improvements to the access will also provide an improved access and increased highway safety. The impact on the neighbours and street scene has been assessed and subject to conditions withdrawing permitted development for future alterations, the proposal is considered acceptable.

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. E16 (Removal of permitted development rights).

Reason: In order to maintain control over any extensions or alterations to the property which would detract from the amenities of the site and neighbouring properties and to secure compliance with Policy H13 of the Herefordshire Unitary Development Plan 2007.

4. E17 (No windows in side elevation of extension).

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

5. F16 (Restriction of hours during construction).

Reason: To protect the amenity of local residents.

6. F18 (Scheme of foul drainage disposal).

Reason: In order to ensure that satisfactory drainage arrangements are provided.

7. F22 (No surface water to public sewer).

Reason: To safeguard the public sewerage system and reduce the risk of surcharge flooding.

8. F48 (Details of slab levels).

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

9. G09 (Retention of trees/hedgerows).

Reason: To safeguard the amenity of the area.

10. Before any other works hereby approved are commenced, visibility splays shall be provided from a point 0.6 metres above ground level at the centre of the access to the application site as shown on the 1:500 scale block plan submitted with the application. Nothing shall be planted, erected and/or allowed to grow on the triangular area of land so formed which would obstruct the visibility described above.

Reason: In the interests of highway safety.

11. H06 (Vehicular access construction).

Reason: In the interests of highway safety.

12. H08 (Access closure).

Reason: To ensure the safe and free flow of traffic using the adjoining County highway.

13. 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.

14. H27 (Parking for site operatives).

Reason: To prevent indiscriminate parking in the interests of highway safety.

15. 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.

Informatives:

- 1. HN05 - Works within the highway.**
- 2. HN10 - No drainage to discharge to highway.**
- 3. N19 - Avoidance of doubt.**
- 4. N15 - Reason(s) for the Grant of PP/LBC/CAC.**

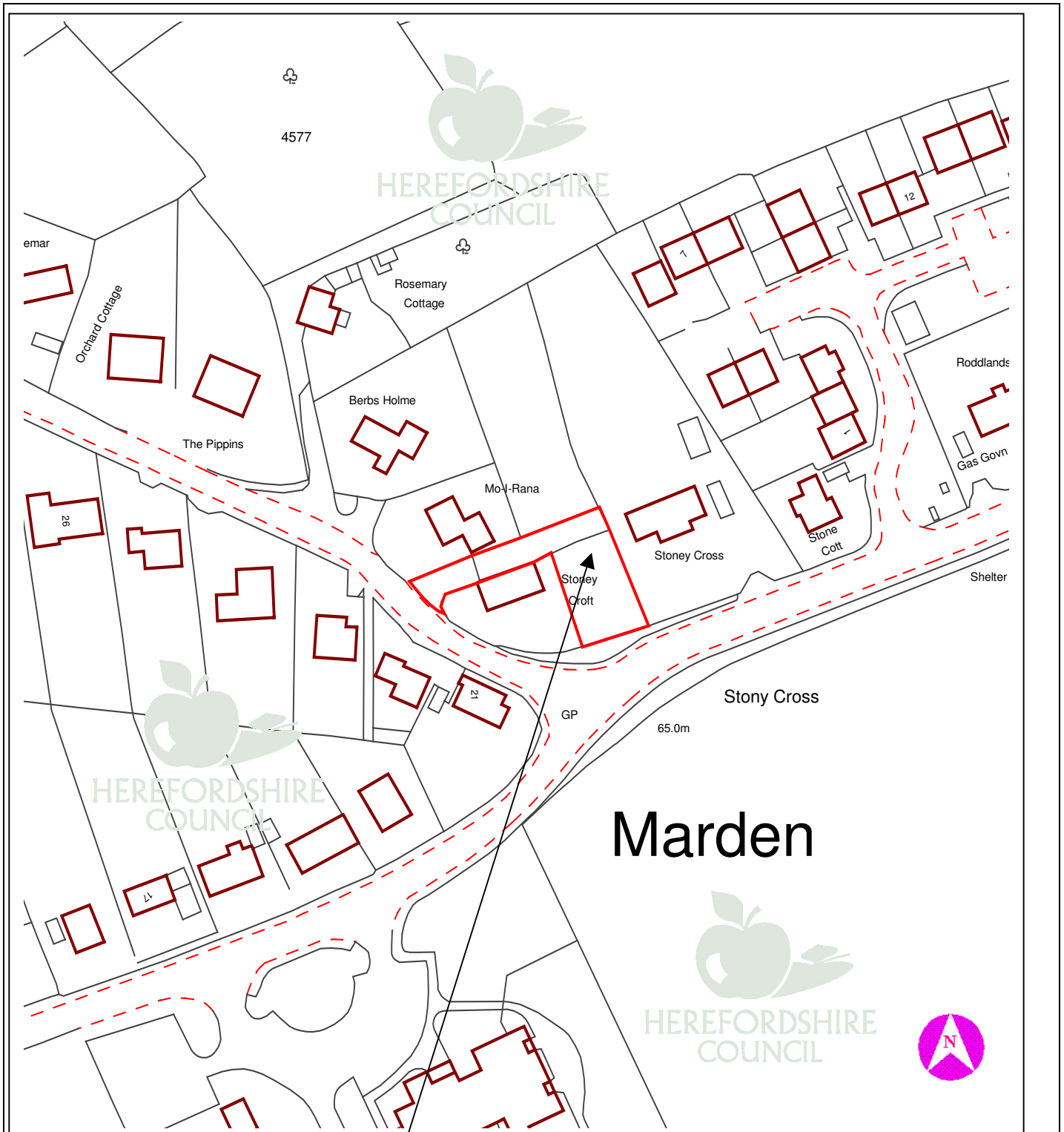
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



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

APPLICATION NO: DCCW2007/1382/F

SCALE : 1 : 1250

SITE ADDRESS : Land adjacent to Stoney Croft, Marden, Hereford, Herefordshire, HR1 3DX

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