

**8 DCSW2007/2173/O - REPLACEMENT OF EXISTING DWELLING WITH RESIDENTIAL DEVELOPMENT, FARADAY HOUSE, MADLEY, HEREFORD, HR2 9PJ.****For: Mrs. L. Bullar per RRA Architects, Packers House, 25 West Street, Hereford, HR4 OBX.****Date Received: 6th July, 2007      Ward: Stoney Street      Grid Ref: 41804, 38941****Expiry Date: 31st August, 2007**

Local Member: Councillor D.C. Taylor

**1. Site Description and Proposal**

- 1.1 The site lies within the settlement of Madley as defined by the Herefordshire Unitary Development Plan. It is situated to the west of the C1098 that leads through to Bridge Sollars. Access is directly off the classified road that leads onto a single drive to the east elevation. Faraday House is a modest sized bungalow with an approximate footprint of 140sq m, designed having gable sections to the north, south and west elevations being cream rendered under concrete tiles. It is set back from the roadside boundary by approximately 8m and virtually centrally positioned within its large grounds. The garden area surrounding the bungalow is flat and mown providing mature high hedging to its curtilage, with various large trees. Situated within the south-east corner are various mature trees and beyond the boundary at the corner junction of the classified road is a mature oak tree. Open fields lie beyond to the west and north and on the opposite side of the classified road are five detached bungalows.
- 1.2 The proposal seeks outline planning permission for the replacement of the existing dwelling with residential development. The site comprises an area of 0.13 ha's. The only matter submitted at this time is access. The plan showing this also illustrates that two plots are proposed. It is intended to use the existing access. All other matters in terms of layout, scale, appearance and landscaping are matters that are reserved for future consideration. The applicant also submitted a design and access statement.

**2. Policies****2.1 Planning Policy Statements**

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 DR.1          -            Design  
Policy DR.4          -            Environment  
Policy H.4            -            Main Villages: Settlement Boundaries  
Policy H.13          -            Sustainable Residential Design  
Policy H.16          -            Car Parking

### 3. Planning History

3.1 None.

### 4. Consultation Summary

#### Statutory Consultations

4.1 Welsh Water observations are awaited.

#### Internal Council Advice

4.2 Traffic Manager recommends the imposition of conditions should permission be granted.

### 5. Representations

5.1 The agent submitted an e-mail on the 19th July, 2007 relating to question 19 of the application form, which stated two dwellings. The agent has agreed that the application should read dwellings and not specify a housing type.

5.2 Madley Parish Council's observations are awaited.

5.3 Four letters of objection have been received from:

Mr. A. Hall, Lyndhurst, Madley, Hereford, HR2 9PJ.  
Mrs. V. Wilkin, Orchard Dale, Madley, Hereford, HR2 9PJ.  
D. & G.M. Childs, The Mordens, Madley, Hereford, HR2 9PJ.  
Graham Prosser, Mountfield, Madley, hereford, HR2 9PJ.

The following main points are raised:

- Object to replacing bungalow with two detached houses.
- Increased height and number of properties will impair view from my bungalow.
- Houses will detract from nature of immediate residential environment.
- Dwellings built directly opposite, will affect our view of the countryside and reduce amount of light available.
- This area of village has seen a lot of development in recent years and the housing already quite dense.
- No objection to single replacement of bungalow
- Access to property very narrow.
- Additional vehicles parked outside proposed location will create pedestrian and traffic hazards.
- Busy and dangerous narrow road, extra movements from access/egress will also exacerbate danger to Bridge Sollars.
- There is a blind bend within 70 metres and immediately adjacent junction with the B road.
- Inadequate sewage and drainage from properties, further dwellings will only exacerbate this problem.

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 application seeks outline planning permission as to whether the principle of developing the land would be acceptable. Other matters are reserved for a later stage, should the application be considered acceptable.
- 6.2 The Unitary Development Plan identifies Madley as a main village whereby the proposals map 28 includes the application site to be within the settlement boundary. Policy H4 outlines that residential development will be permitted on both allocated and windfall sites within these boundaries, where proposals are in accordance with the housing design and other policies of the Plan. The principle of development to replace the existing bungalow with residential development is acceptable, having regard to its location being within the defined settlement boundary.
- 6.3 Furthermore, Policy H5 has identified further sites for housing to provide a mix and range of housing types to meet the variety of housing requirements of the County. The land identified is 0.83 hectares having an estimated capacity of 20 dwellings to the north of the B4352, which would abut the western and northern boundaries of the proposed application site. Given that this land is identified for housing, it is considered that the proposed application site would not lead to an unwarranted intrusion of larger scaled development to the north side of the B4352.
- 6.4 PPS3 seeks to maximise the net housing density to be achieved on sites and guidelines have been established for sites of one hectare or above. Given that the area of land is only 0.13 hectares the effect of site factors and constraints make guidelines inappropriate. Albeit the application seeks residential development of the site, the site plan illustrates two generous sized plots being approximately 25m x 25m and 13m apart. Essentially the land is capable of achieving a higher density of housing.
- 6.5 The design and access statement outlines that the appearance, layout, landscaping and scale will be considered as a reserved matter. The scale and appearance of the development will be designed to match the buildings that surround the site and sympathetic to the landscape. All existing hedges and trees are to be retained on the site. The dwellings will be situated on the plot to enable parking on site and accessibility to turn for both units. The scale of the new dwellings will be appropriate to the plot size.
- 6.6 The concerns of neighbouring residents are noted. In terms of loss of view, whilst the neighbouring properties enjoy a pleasant outlook, this is not a material consideration when assessing development proposals.
- 6.7 Turning to access/egress onto the classified road, the Highway Engineer recommends conditions and seeks a visibility splay to the south being 2m x 30m and considers that the northerly direction is satisfactory, as such only a small amount of hedge would be removed and the verge graded back. Therefore the proposal would not lead to an unacceptable highway impact upon the road network.
- 6.8 Welsh Waters observations are awaited having regard to the sewage and drainage issues in Madley. Such comments will be reported to Committee.
- 6.9 The proposal for residential development within the defined settlement is acceptable.

## RECOMMENDATION

That planning permission be granted subject to the following conditions

1. **A02 (Time limit for submission of reserved matters (outline permission))**

**Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.**

2. **A03 (Time limit for commencement (outline permission))**

**Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.**

3. **A04 (Approval of reserved matters)**

**Reason: To enable the local planning authority to exercise proper control over these aspects of the development.**

4. **A05 (Plans and particulars of reserved matters)**

**Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.**

5. **E16 (Removal of permitted development rights)**

**Reason: In order to limit the enlargement of such development.**

6. **F18 (Scheme of foul drainage disposal)**

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

7. **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.**

8. **G08 (Retention of trees/hedgerows (outline applications))**

**Reason: To safeguard the amenity of the area.**

9. **H03 (Visibility splays)**

**Reason: In the interests of highway safety.**

10. **H27 (Parking for site operatives)**

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

### Informative(s):

1. **HN01 - Mud on highway**

2. **HN04 - Private apparatus within highway**
3. **HN05 - Works within the highway**
4. **HN10 - No drainage to discharge to highway**
5. **HN22 - Works adjoining highway**
6. **N19 - Avoidance of doubt**
7. **N15 - Reason(s) for the Grant of Planning Permission**

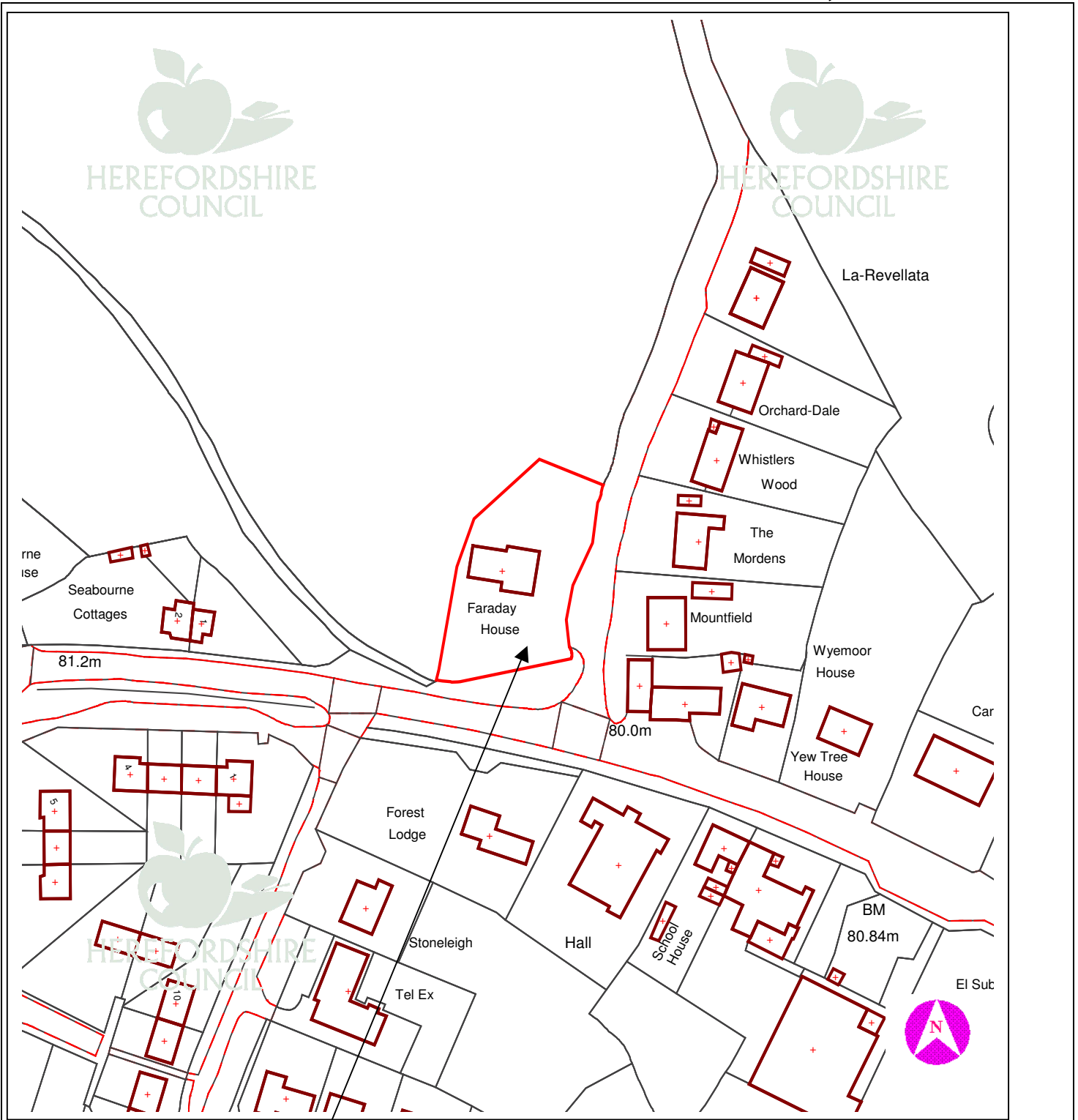
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSW2007/2173/O

**SCALE :** 1 : 1250

**SITE ADDRESS :** Faraday House, Madley, Herefordshire, HR2 9PJ

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