

**11 DCCW2007/2069/O - ERECTION OF ONE DETACHED DWELLING WITH GARAGE AT ROSEMULLION, BISHOPSTONE, HEREFORD, HEREFORDSHIRE, HR4 7JE****For: Mr. R. Carter per Flint & Cook, 4 King Street, Hereford, HR4 9BW****Date Received: 28th June, 2007    Ward: Wormsley Ridge    Grid Ref: 42075, 43078**  
**Expiry Date: 23rd August, 2007**

Local Member: Councillor AJM Blackshaw

**1. Site Description and Proposal**

- 1.1 Rosemullion is located between Whipsiderry and White Roses on the southern side of the C1097 running through the centre of the settlement of Bishopstone, Herefordshire.
- 1.2 This outline planning application is seeking to establish the principle of constructing one detached dwelling. The plot is approximately 15 metres wide with a depth of 34 metres.
- 1.3 The dwellings either side of the proposal are bungalows.

**2. Policies**

- 2.1 Herefordshire Unitary Development Plan 2007:

Policy S1	-	Sustainable Development
Policy H6	-	Housing in Smaller Settlements

**3. Planning History**

- 3.1 DCCW2007/0377/O    Erection of one detached dwelling with garage.    Withdrawn 10th April, 2007.

**4. Consultation Summary**Internal Council Advice

- 4.1 Traffic Manager: Raises no objection.

**5. Representations**

- 5.1 Bishopstone Parish Council: "Accept in principle but limit to 2 bed bungalow. Permanent building not permitted on land at rear of plot. Building will place extra strain on existing drains."
- 5.2 One letter of objection has been received from Mr. A. Knott, White Roses, Bishopstone. The main points raised are:

1. The UDP states that only gaps of 30 metres are permissible. The gap between Rosemullion and White Roses exceeds this criteria.
2. Land to the south of the plot has a covenant that prevents development.
3. The main village road is a Roman road and any excavations will require archaeological supervision.
4. Trees will be removed.
5. The conservatory on Rosemullion is not shown and is relevant to the proposal.

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. Officers Appraisal**

- 6.1 Bishopstone is a "smaller settlement" listed under Policy H6 of the Herefordshire Unitary Development Plan 2007 where infill development, in principle, is permitted subject to the gap between dwellings not exceeding 30 metres, plot size being limited to a maximum of 350 sq.m. and the size of the habitable living space restricted to 90 sq.m. (3 bed) or 100 sq.m. (4 bed).
- 6.2 Measurements taken by the Case Officer on site identify that the existing gap between dwellings is 32.5 metres. However the applicant has confirmed that he proposes to extend the conservatory under permitted development allowance which would reduce the gap to 30 metres. However until the conservatory is extended the gap remains greater than the criteria stipulated by 2.5m. To support the proposal would therefore strictly be contrary to the policy. However given the modest 2.5 metre discrepancy involved, together with the potential to extend the conservatory such that the site would comply with the plot width criteria, it is considered reasonable and justified to support the development of the site in accordance with the general principles of the policy.
- 6.3 The overall plot size has been reduced to 340m<sup>2</sup> to ensure compliance with the policy and also provides an acceptable separation distance between the new dwelling and Rosemullion. In addition, whilst not a planning consideration, a covenant presently exists on the rear part of the plot that prevents the construction of any permanent building which would ensure that the dwelling is built along a similar building line to the adjoining dwellings. This issue would ultimately need to be considered at the reserved matters stage should outline planning permission be granted.
- 6.4 In addition due to the character of the area being of single storey dwellings a condition restricting the new dwelling to single storey is proposed together with a restriction on habitable floor space to ensure compliance with Policy H6.
- 6.5 Accordingly the proposal is considered to satisfy the general requirements for the infill of gaps within smaller settlements as identified by Policy H6 of the Herefordshire Unitary Development Plan 2007.

## **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. **E13 (Restriction on height of building).**

**Reason: To safeguard the character and amenities of the locality.**

- 6. **The habitable floor space of the proposed dwelling shall not exceed 90 sq.m.**

**Reason: In accordance with the criteria contained within Policy H6 of the Herefordshire Unitary Development Plan 2007.**

**Informatives:**

- 1. **N19 - Avoidance of doubt.**
- 2. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

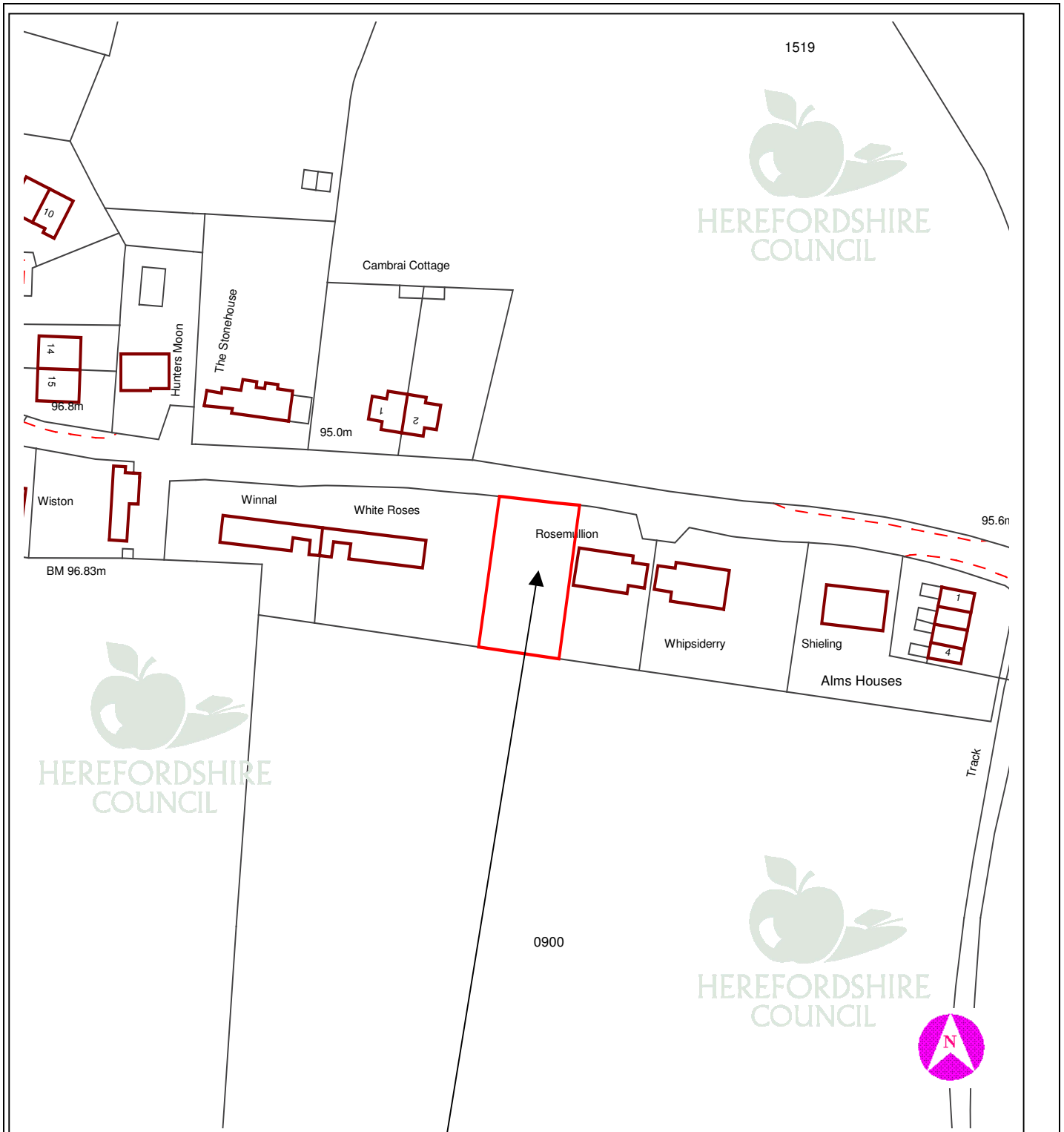
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCW2007/2069/O

**SCALE :** 1 : 1250

**SITE ADDRESS :** Rosemullion, Bishopstone, Hereford, Herefordshire, HR4 7JE

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