

7 DCNC2007/2352/F - ERECTION OF DETACHED HOUSE AND GARAGE AT REAR OF 34 WEST HILL, BROMYARD, HEREFORDSHIRE, HR7 4EX**For: Mr & Mrs J. Read per Gibson Associates Bank House Bank Crescent Ledbury Herefordshire HR8 1AA****Date Received:**

20th July 2007

Ward: Bromyard**Grid Ref:**

64757, 54415

Expiry Date:

14th September 2007

Local Member: Councillors B Hunt & A Seldon

1. Site Description and Proposal

- 1.1 This application relates to the garden lying to the rear of 34 Westhill, Bromyard. The property fronts on to the A44 and is in a primarily residential area. Westhill Gardens bounds the site to the east with a wide grassed verge between the site and the metalled road. Residential dwellings bound the site to all of its other sides. The land slopes from west to east. The garden area is roughly rectangular and measures approximately 30 x 15 metres.
- 1.2 The proposal is for the erection of a single three bedroomed detached dwelling. The plans show a typical cross-winged arrangement with a covered porch and attached garage and the application form indicates a finish of red brick and a dark coloured concrete tile. Separate vehicular access is to be provided via Westhill Gardens.

2. Policies2.1 Herefordshire Unitary Development Plan

DR1 - Design

DR2 - Land use and activity

H1 - Hereford and the market towns: settlement boundaries and established residential areas

H13 - Sustainable residential design

3. Planning History

- 3.1 None identified

4. Consultation SummaryStatutory Consultations

- 4.1 None required

Internal Council Advice

- 4.2 Transportation Manager - No objection subject to conditions

5. Representations

- 5.1 Severn Trent Water - No objection subject to condition
- 5.2 Welsh Water - The proposed development would overload the existing public sewerage system. No improvements are planned within Dwr Cymru Welsh Water's Capital Investment Programme. We consider any development prior to improvements being undertaken to be premature and therefore object to the development.
- 5.3 However, Welsh Water have subsequently advised that their primary concern is the addition of surface water run-off to the combined sewerage system and that if this can be dealt with on-site they would not object.
- 5.4 Bromyard Town Council - object to the application on the basis that it will be detrimental to the visual amenities of neighbouring properties and that it will have a damaging impact on the sewerage system.
- 5.5 One letter of objection has been received from Mr D R Wilmshurst, 115 Old Road who considers that the proposal will cause him a loss of privacy. However, he does advise that he would re-consider his objection on the proviso that there are no windows in the elevation facing his property.
- 5.6 The full text of these letters can be inspected at Northern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The key consideration of this proposal is its impact on the residential amenity of adjacent dwellings. 115 Old Road is the closest to the proposed development and approximately 15 metres away. The site is at a slightly higher level to those properties bounding it on Old Road, but the change in level is not so significant to result in an unacceptable overbearing effect on them. A condition requiring details of the slab level of the proposed dwelling, particularly in light of the slope across the site from east to west, will ensure that there is a satisfactory relationship between it and those surrounding.
- 6.2 Similarly a condition to ensure that no windows are inserted into the northwest elevation which faces the dwellings on Old Road will ensure that no direct overlooking occurs in the future. Subject to the conditions recommended above, the dwellings on Old Road will not suffer any detriment to residential amenity either in terms of loss of privacy or through an overbearing effect.
- 6.3 It is therefore the opinion of your officers that the proposal accords with policies DR2 and H13 of the Unitary Development Plan in respect of impact upon residential amenity.
- 6.4 The applicant's agent has submitted additional information regarding the treatment of surface water and this demonstrates that it will be dealt with on site. This approach has been agreed on sites elsewhere in Bromyard and on the basis that this satisfies the concerns raised by Welsh Water the application is acceptable and recommended for approval.

RECOMMENDATION:

That planning permission be approved with 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)(north west)**

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

- 4 - F22 (No surface water to public sewer)**

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

- 5 - F16 (Restriction of hours during construction)**

Reason: To protect the amenity of local residents.

- 6 - 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.

- 7 - H01 (Single access - not footway)**

Reason: In the interests of highway safety.

- 8 - H06 (Vehicular access construction)**

Reason: In the interests of highway safety.

- 9 - H05 (Access gates)**

Reason: In the interests of highway safety.

- 10 - 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 - HN01 - Mud on highway**

- 2 - HN05 - Works within the highway**

- 3 - HN10 - No drainage to discharge to highway
- 4 - N15 - Reason(s) for the Grant of PP/LBC/CAC
- 5 - N19 - Avoidance of doubt

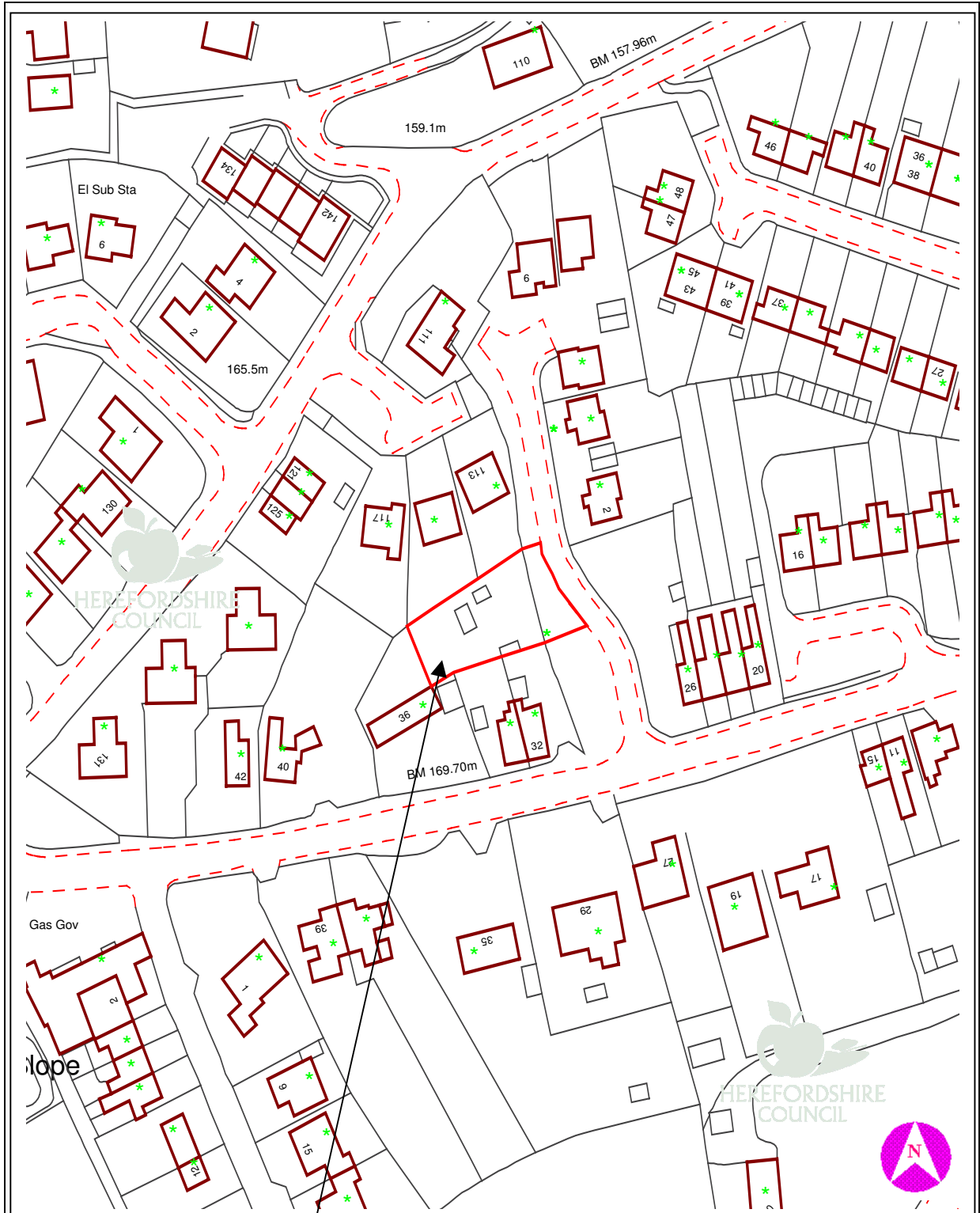
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2007/2352/F

SCALE : 1 : 1250

SITE ADDRESS : Rear of 34 West Hill, Bromyard, Herefordshire, HR7 4EX

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