

10 DCNW2007/2220/F - PROPOSED TWO SEMI-DETACHED DWELLINGS AT DARK LANE, LEINTWARDINE, SY7 0LY**For: Keith Pearce & Roger Davies per Mr K Pearce, Glenhayden, Donkey Lane, Ashford Carbonel, Ludlow, SY8 4DA****Date Received:****18th July 2007****Ward: Mortimer****Grid Ref:****40476, 74521****Expiry Date:****12th September 2007**

Local Member: Councillor Mrs LO Barnett

1. Site Description and Proposal

- 1.1 The site is located within the recognised development boundary for Leintwardine. Relatively flat in area it is in an elevated position above the unclassified 92211 public highway which abuts its eastern elevation. The other three boundaries to the application site are adjoined by dwellings of various scale and character.
- 1.2 The application proposes construction of a pair of semi-detached two-storey dwellings, with an internal floor space of approximately 87.5 square metres, (when measured externally). Also proposed are two attached garages one for each dwelling located on either side of the proposed development.

2. Policies

S1 – Sustainable Development
S2 – Development Requirements
DR1 – Design
DR2 – Land Use and Activity
DR3 – Movement
DR4 – Environment
H4 – Main Villages: Settlement Boundaries
H16 – Car Parking
LA2 – Landscape Character and Areas Least Resilient to Change

3. Planning History

- 3.1 NW2006/1724/0 - Site for residential development - Approved 18th July 2006.

4. Consultation SummaryStatutory Consultations

- 4.1 Severn Trent Water raises no objections subject to the inclusion of a condition with regards to on site drainage details to any approved notice subsequently issued.

Internal Council Advice

- 4.2 The Transportation Manager raises no objections subject to the inclusion of conditions with regards to visibility splays and on site parking to any approval notice subsequently issued.

5. Representations

- 5.1 Leintwardine Parish Council has responded to the application stating 'no comment'.

- 5.2 Letters of comment/objection have been received from the following:-

- Mr & Mrs Stead, 48 The Criftins, Leintwardine
- Mrs Heather Davies, Cartref, Dark Lane, Leintwardine
- Mr & Mrs S Jukes, 46 The Criftins, Leintwardine
- Mr & Mrs P Ferguson, Creig Nordie, Dark Lane, Leintwardine

Issues raised include:-

- Impact of proposed development on the adjoining public highway.
- Impact on view from neighbouring dwelling to the rear of the application site.
- Impact on privacy and amenity of adjoining dwellings.

- 5.3 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. Officer's Appraisal

- 6.1 The key issues in respect of this application are:-

- Impact of the proposed development on the adjoining public highway.
- Privacy and amenity of surrounding dwellings.

- 6.2 Impact of the proposed development on the adjoining public highway

The applicant submitted amended plans indicating a shared access from the adjoining public highway to the application site, to which the residents located alongside the application site adjacent to 'Dark Lane' have raised no objections. The Transportation Manager also raises no objections to the proposed development subject to the inclusion of appropriate conditions with regards to visibility splays, access gates and parking to any approval notice subsequently issued.

- 6.3 Privacy and amenity of surrounding dwellings

The application site measures approximately 0.06 hectares, and the proposed development has a ground floor area of approximately 120 square metres. The nearest existing dwelling to the proposed development is located alongside the southern boundary of the site and is located approximately 8 metres in distance from the proposed development.

- 6.4 The proposed dwellings have no windows in their side elevation facing the neighbouring dwelling alongside the southern elevation and is situated sufficiently far away (20 metres) as to have no adverse impact on the dwellings located to the west of the application site, which has its side elevation facing towards the application site.
- 6.5 It is the occupants of the dwelling located alongside the western side of the application site, who have raised objections due to impact on their view. This is not considered a sufficient planning reason for refusal of the application.
- 6.6 The proposed development is of such that it is considered acceptable on amenity and privacy issues and with no adverse impact on public highway issues, the application is recommended for approval.

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 protect the residential amenity of surrounding dwellings.

- 4 - E09 (No conversion of garage to habitable accommodation)**

Reason: To ensure adequate off street parking arrangements remain available at all times.

- 5 - Development shall not begin until drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved by the Local Planning Authority, and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed/occupied.**

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

- 6 - H04 (Visibility over frontage)**

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

8 - H05 (Access gates)

Reason: In the interests of highway safety.

9 - H09 (Driveway gradient)

Reason: In the interests of highway safety.

10 - 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.

11 - H06 (Vehicular access construction)

Reason: In the interests of highway safety.

INFORMATIVES:

1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

2 - HN01 - Mud on highway

3 - HN04 - Private apparatus within highway

4 - HN05 - Works within the highway

5 - HN10 - No drainage to discharge to highway

6 - HN21 - Extraordinary maintenance

7 - N19 - Avoidance of doubt

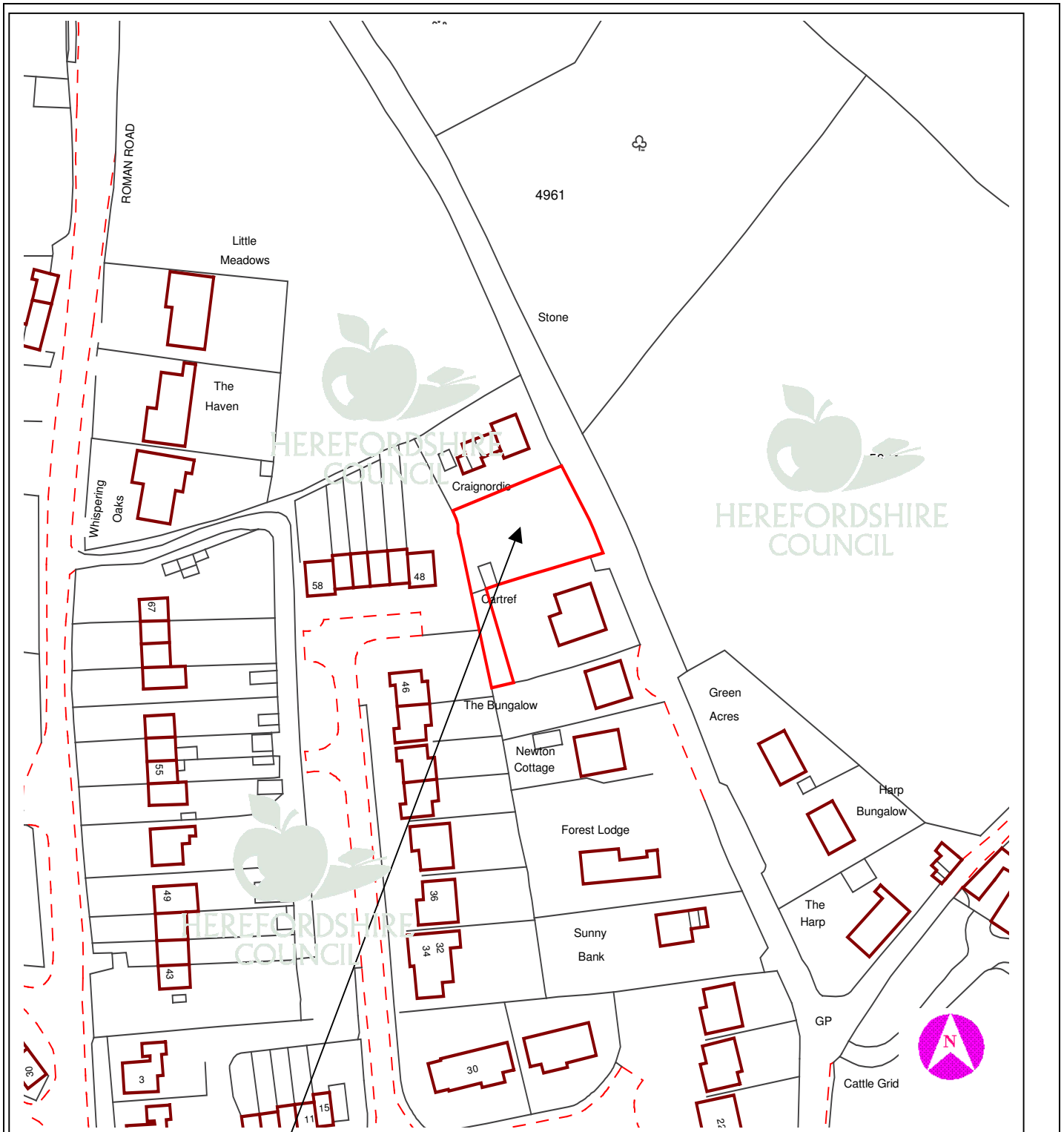
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW2007/2220/F

SCALE : 1 : 1250

SITE ADDRESS : Dark Lane, Leintwardine, SY7 0LY

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