

7 DCNE2007/2621/F - DEMOLITION OF EXISTING DWELLING AND ERECTION OF 5 NO. DWELLINGS AND ASSOCIATED PARKING AT FOUR GABLES, WALWYN ROAD, COLWALL, MALVERN, WORCESTERSHIRE.

**For: Mr R Langley per Neil Boddison Associates Ltd,
The Studio, 19 Bird Street, Lichfield, Staffordshire.
WS13 6PW**

**Date Received:
10th August 2007**

Ward: Hope End

**Grid Ref:
75270, 42336**

**Expiry Date:
5th October 2007**

Local Member: Councillor RV Stockton & Councillor R Mills

1. Site Description and Proposal

- 1.1 The application site lies on the western side of Walwyn Road within the settlement boundary of Colwall, which lies within the Malvern Hills Area of Outstanding Natural Beauty. The site has an area of some 0.23 of a hectare.
- 1.2 Upon the site at present, set back from the road, is a two storey detached house of no significant architectural merit. Along the road frontage, at a higher level than the road, is an attractive hedgerow. The site has a number of Ash trees upon it, which are protected by way of tree preservation orders. The rear boundary also has an attractive hedgerow.
- 1.3 To the south of the site at a lower ground level than the application site is a single storey bungalow known as 'Ashmead' whilst to the north at a materially higher ground level is a pair of semi-detached houses known as 'Ashleigh' and 'Milborne'.
- 1.4 The existing vehicular means of access is located at the northern end of the road frontage.
- 1.5 The proposal is to demolish the existing dwelling and to erect five three bedroomed two-storey dwellings. All of these dwellings would front the highway. They would be arranged as a pair of semi-detached houses at the southern portion of the site and then a row of three terraced houses. A gap of 5 metres would be maintained with the southern boundary of the site, a gap of 2 metres would be maintained between the proposed buildings and a gap of 1.5 metres maintained with the northern boundary.
- 1.6 The houses would be two storeys with rooms within their roofspaces. The span of the two storey elements of these dwellings would be 7 metres and they would have a height to eaves of 5.1 metres. The proposed dwellings would reflect the local vernacular.

- 1.7 The existing vehicular means of access would be utilised with ten car parking spaces proposed in a communal car parking area to the front to the rear of the roadside hedgerow.

2. Policies

2.1 Central Government advice

Planning Policy Statement 1 – ‘Delivering Sustainable Development’

Planning Policy Statement 3 – ‘Housing’

Planning Policy Statement 7 ‘Sustainable Development in Rural Areas’;

Planning Policy Guidance Note 13 – ‘Transport’

2.2 Herefordshire Unitary Development Plan 2007

S1 – Sustainable development

DR1 – Design

H4 –Main Villages – Settlement boundary

H13 – Sustainable residential design

H16 – Car parking

3. Planning History

- 3.1 None relevant

4. Consultation Summary

4.1 Statutory Consultations

None

4.2 Internal Council advice

- 4.3 Landscape Section - No objection subject to imposition of appropriate conditions.

- 4.4 Transportation Section - No objections subject to imposition of appropriate conditions.

5. Representations

- 5.1 The Colwall Parish Council make it clear that whilst they would normally object to the removal of a single dwelling in a large garden with five dwellings, in this particular case they do not object. They are satisfied with the appearance of the proposal in the street scene and wish the issue of visibility splays to be addressed.

- 5.2 Four letters expressing concern and / or objection to the proposed development have been received, from:-

R B & D L Elmes, Gildene, 1 Crescent Road, Colwall.

Miss J L Brookes, Hollyhocks, 2 Crescent Road, Colwall.

R W & J Moody, Two Elms, 5 Crescent Road, Colwall.

Miss D I Hutton, 3 Crescent Road, Colwall.

The areas of concern are: -

The loss of an attractive large dwelling;
The precedent that the proposal would set;
Increased noise and disturbance;
The height of the proposed dwellings;
Surface water drainage
The impact upon trees
The proposed dwellings would represent an eyesore

- 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. Officers Appraisal

- 6.1 The application site lies within the defined settlement boundary of Colwall. Policy H4 of the Herefordshire Unitary Development Plan allows for residential development within the settlement boundary of Colwall. Therefore the principle of the proposed development is considered to be acceptable.
- 6.2 The density of the proposed development is equivalent to 22 dwellings to the hectare. This is below the density of 30 dwellings to the hectare that one would normally attempt to secure to make the most effective and efficient use of land. However, given the local context I consider this lower density to be appropriate in this particular case.
- 6.3 Therefore it is the matters of detail that require addressing. Negotiations have secured a development of dwellings that respect the existing building line and front the roads. A larger gap of five metres has been secured to the northern flank elevation of the bungalow known as 'Ashmead' to ensure an appropriate visual gap in the street scene in the transition between an existing bungalow and a house. A gap of 2 metres would be maintained between the pair of semi-detached houses and the terrace of three dwellings, which would be stepped back by 2 metres. The gap between the northern flank elevation of Plot 5 and the southern flank elevation would be 24.5 metres. It is considered that this siting ensures sufficient spacing within the street scene.
- 6.4 The precise design of the proposed dwellings is considered to be of a high quality. The relatively restricted spans of the dwellings ensure that their overall height is limited. It should be noted that the dwellings would be constructed at different slab levels such that the rooflines would "step-down" from north to south. This articulation in the roof form is welcomed.
- 6.5 The vehicular means of access is considered to be acceptable and the important southerly visibility splay can be secured by way of a planning condition. The use of this existing vehicular means of access ensures that the visually important frontage hedgerow can be retained. The parking provision equates to two car parking spaces per dwelling. This exceeds this Authority's normal standard of 1.5 spaces per dwelling, but given the limited accessibility I consider this provision to be appropriate.
- 6.6 The two Ash trees to the front of the site and the three Ash trees to the rear of the site would not be adversely affected by the proposed development. Their protection during the construction phase can be controlled by way of an appropriate planning condition.

- 6.7 The habitable rooms of the proposed dwellings are not within 21 metres of habitable room windows of neighbouring dwellings. No flank windows are proposed in the plots 1 or 5.
- 6.8 It is considered that the proposed development would not create any undue level of noise and disturbance to the occupiers of neighbouring dwellings and it is considered that the matter of surface water drainage can satisfactorily be dealt with by way of planning condition.

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 - Prior to commencement of the development hereby permitted the following matters shall be submitted to the Local Planning Authority for their written approval:**

- **Written details and samples of all external materials to be used in the construction of the houses;**
- **Written details and samples of all surfacing materials in relation to the vehicular means of access, turning/manoeuvring areas and car parking;**
- **The finished ground floor slab levels (above ordnance datum) of each dwelling.**

The development hereby permitted shall not commence until the Local Planning Authority has given such written approval. The development shall be carried out in strict accordance with the approved details and thereafter maintained as such.

Reason: To ensure a satisfactory appearance to the development.

- 3 - Prior to commencement of the development hereby permitted full written details of the proposed boundary treatments shall be submitted to the Local Planning Authority for their written approval. The development hereby permitted shall not commence until the Local Planning Authority has given such written approval. The approved boundary treatments shall be fully implemented prior to the first occupation of any of the dwellings hereby permitted and thereafter maintained as such.**

Reason: To ensure a satisfactory appearance to the development.

- 4 - No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping using indigenous species. The submitted scheme of landscaping must detail the location of all planting, the species, their size and the density of planting.**

Reason: To ensure that the development is satisfactorily integrated into the locality.

- 5 - All planting, seeding and turfing in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first**

occupation of the dwellings hereby permitted or completion of the development (whichever is the sooner). Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the development is satisfactorily integrated into the locality.

- 6 - Prior to the first occupation of any of the dwellings hereby permitted the vehicular means of access, car parking, turning/manoeuvring areas for vehicles shown upon the approved plans shall be implemented. Thereafter these areas and facilities shall be kept available for such use.

Reason: In the interests of highway safety.

- 7 - Prior to commencement of the development hereby permitted details of surface water drainage arrangements shall be submitted to the Local Planning Authority for their written approval. The development hereby permitted shall not commence until the Local Planning Authority has given such written approval. None of the dwellings hereby permitted shall be occupied until the approved surface water drainage arrangements have been implemented. Thereafter the implemented surface water drainage arrangements shall be maintained.

Reason: To ensure satisfactory surface water drainage arrangements.

- 8 - Prior to commencement of the development hereby permitted the trees upon the site that are the subject of a tree preservation order shall be protected by fencing of at least 1.2 metres in height in accordance with section 9.2 of BS5837:2005 comprising vertical and horizontal framework of scaffolding (well braced to withstand impacts) supporting either chestnut cleft fencing or chain link fencing in accordance with figure 2 of BS5837:2005. Once these protective measures have been erected but prior to the commencement of the development a suitably qualified arboricultural consultant shall inspect the site and write to confirm that the protective measures are in situ. Upon confirmation of receipt of that letter by the Local Planning Authority the development may commence but the tree protection measures must remain in situ until completion of the development.

Reason: To safeguard the trees upon the site that are of amenity value.

- 9 - None of the houses hereby permitted shall be occupied until a visibility splay of 2.4 metres x 30 metres kept free of obstruction from a height of 90 centimetres above existing ground level has been provided in a southerly direction. Thereafter this visibility splay shall be maintained and kept free of obstruction from a height of 90 centimetres above existing ground level.

Reason: In the interests of highway safety.

Informatives:

- 1 - The details required to be submitted pursuant to condition 2 should include a high quality plain or multi red stock brick and a clay plain tile.

- 2 - The details required to be submitted pursuant to condition 4 should show the retention of the existing frontage hedge and the hedgerow along the rear (western) boundary.
- 3 - N15 - Reason(s) for the Grant of PP/LBC/CAC
- 4 - For the avoidance of any doubt the plans to which this decision relates are:-
 - Location Plan (Scale 1:500) Drawing No. 30118 02 received 30th July 2007;
 - Proposed Site Layout (Scale 1:200) Drawing No. 30118 01 received 30th July 2007;
 - Plots 1 & 2 Floor Plans and Elevations (Scale 1:100) Drawing No. 30118 03 received 30th July 2007;
 - Plots 3, 4 & 5 Floor Plans and Elevations (Scale 1:100) Drawing No. 30118 04 received 30th July 2007;
 - Street Scenes (Scale 1:200) Drawing No. 30118 05 received 31st July 2007.

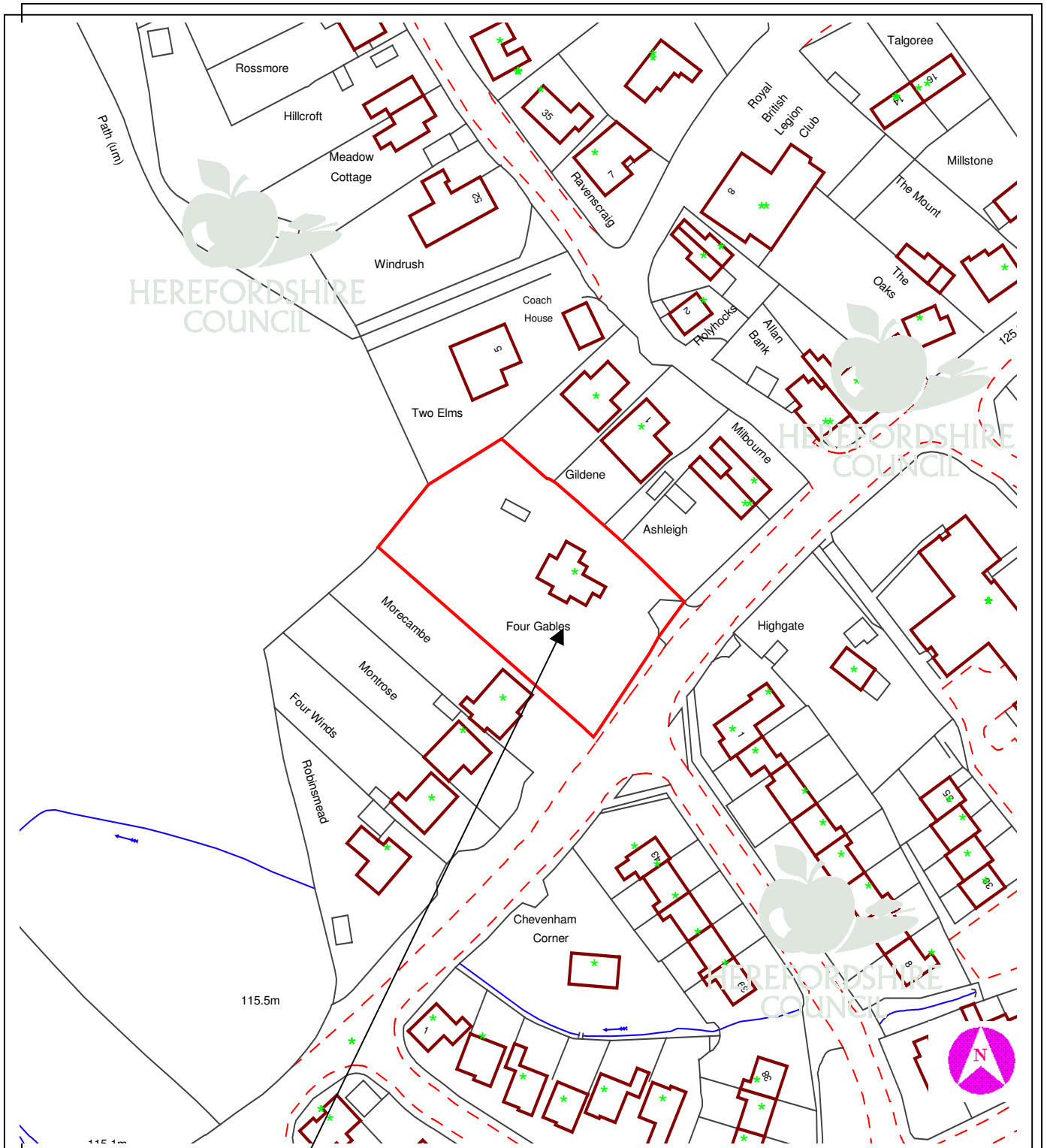
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



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

APPLICATION NO: DCNE2007/2621/F

SCALE : 1 : 1250

SITE ADDRESS : Four Gables, Walwyn Road, Colwall, Malvern, Worcestershire.

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