

11 DCSE2007/2823/F - ERECTION OF A DETACHED DWELLING, LAND OFF CASTLE LANE, GOODRICH, HEREFORDSHIRE, HR9 6HY**For: Mr & Mrs T. Ingram per Ian Johnstone Associates,
Richwood House, 50-54 Fairview Road, Cheltenham,
Gloucestershire, GL52 2JL****Date Received: 6th September, 2007 Ward: Kerne Bridge Grid Ref: 57551, 19343****Expiry Date: 1st November, 2007**

Local Member: Councillor JG Jarvis

1. Site Description and Proposal

- 1.1 Site is located on the southeast side of Castle Lane, it forms part of the rear garden to 3 Doward Place. There is access off Castle Lane. The lane is also a public footpath, GR2. Hedgerows define the boundaries to the site. From its eastern boundary adjoining land falls away steeply to the valley floor of the River Wye, and Kerne Bridge, giving the site a commanding position. Kerne View is to the north.
- 1.2 The site is located in the main village settlement of Goodrich as shown on Inset Map 19 in the Herefordshire Unitary Development Plan 2007, and within the Wye Valley Area of Outstanding Natural Beauty.
- 1.3 This is a full application that proposes a chalet style dwelling that will accommodate living room, study, dining/kitchen, cloaks and double garage on the ground floor with 3 bedrooms, bathroom and an en-suite bathroom within the roof space. There is access to the site off Castle Lane, which is not to be altered.

2. Policies**2.1 Planning Policy Statement**

PPS1	-	Delivering Sustainable Development
PPS3	-	Housing
PPS7	-	Sustainable Development in Rural Areas

2.2 Herefordshire Unitary Development Plan 2007

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S3	-	Housing
Policy S6	-	Transport
Policy S7	-	Natural and Historic Interest
Policy DR1	-	Design
Policy DR3	-	Movement
Policy H4	-	Main Villages: Settlement Boundaries
Policy H14	-	Re-using Previously Developed Land and Buildings
Policy LA1	-	Areas of Outstanding Natural Beauty

3. Planning History

- 3.1 SH891700PF Bungalow and garage - Refused 01.11.89
Appeal dismissed 30.08.90
- DCSE2007/0743/F Detached dwelling - Withdrawn 02.05.07

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Traffic Manager – no, in principle, objection.

5. Representations

- 5.1 A Design and Access Statement has been submitted with the application:

- Following an assessment of the site it has been determined that the most appropriate use for the site would be that of a single dwelling of modest proportions.
- Ideally the height of the building should be kept low with eaves above ground floor level to respect its slightly elevated position above neighbouring residential property and its location close to the ridge above Kerne Bridge and the River Wye.
- The plot is orientated with its greatest length along the eastern boundary.
- It is also along this eastern side of the plot that the main external area to the dwelling will be created. This area will not be overlooked.
- The position of the dwelling within the site would allow reasonable distance to all boundaries.
- The dwelling is to be lowered into the site by 500mm to reduce its visual affect.
- The need to reflect the character of surrounding traditional development has determined the nature of the roof and gable treatment of the proposed dwelling.
- Materials have been considered in terms of the surrounding development.
- It is not considered the design treatment of the dwelling will detract from the character of the area.

- 5.2 Goodrich Parish Council have no objection.

- 5.3 An objection has been received from GR Treherne, Pippins, Castle Lane, Goodrich:

- The land is outside the village envelope of Goodrich settlement appraisal plan.
- It is in a designated Area of Outstanding Natural Beauty.
- Prominent skyline position especially from the Wye Valley.
- An appeal has been dismissed for this land.
- Planning permission has been refused on south adjacent garden, 2 Doward Place as it was outside the village envelope.

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 site is located in the main village settlement of Goodrich where policy H4 says housing development will be permitted. The guiding principles for development in these areas are set in policies S2 and DR1. The policies acknowledge the importance of design of building proposals and relationship to its immediate context and wider local area.
- 6.2 This application proposes a chalet style dwelling that will be cut into the site, which rises from Castle Lane towards the rear boundary, by reducing the ground level, some 500mm. This alteration in ground level will reduce the visual impact of the proposal on this ridge when viewed from Kerne Bridge. It is considered the reduction of the ground level will assimilate the proposal into local environment so as not form a discordant and dominant feature. The site is bounded by established hedgerows, which are effective screening to the site. The hedgerows are shown to be retained so as to maintain the character of the area.
- 6.3 Since the refusal of planning permission and the dismissed appeal for a dwelling on this site, SH891700PF refers; the proposal now falls within the identified settlement boundary of Goodrich when previously it did not. This application also proposes the reshaping of the site to ensure the proposal does not become an obvious and intrusive development in the landscape, which was in part the reason to dismiss the appeal, when viewed from Kerne Bridge.

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. 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.

4. G09 (Retention of trees/hedgerows)

Reason: To safeguard the amenity of the area.

5. H12 (Parking and turning – single house (2 cars))

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Informative(s):

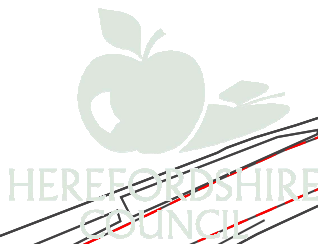
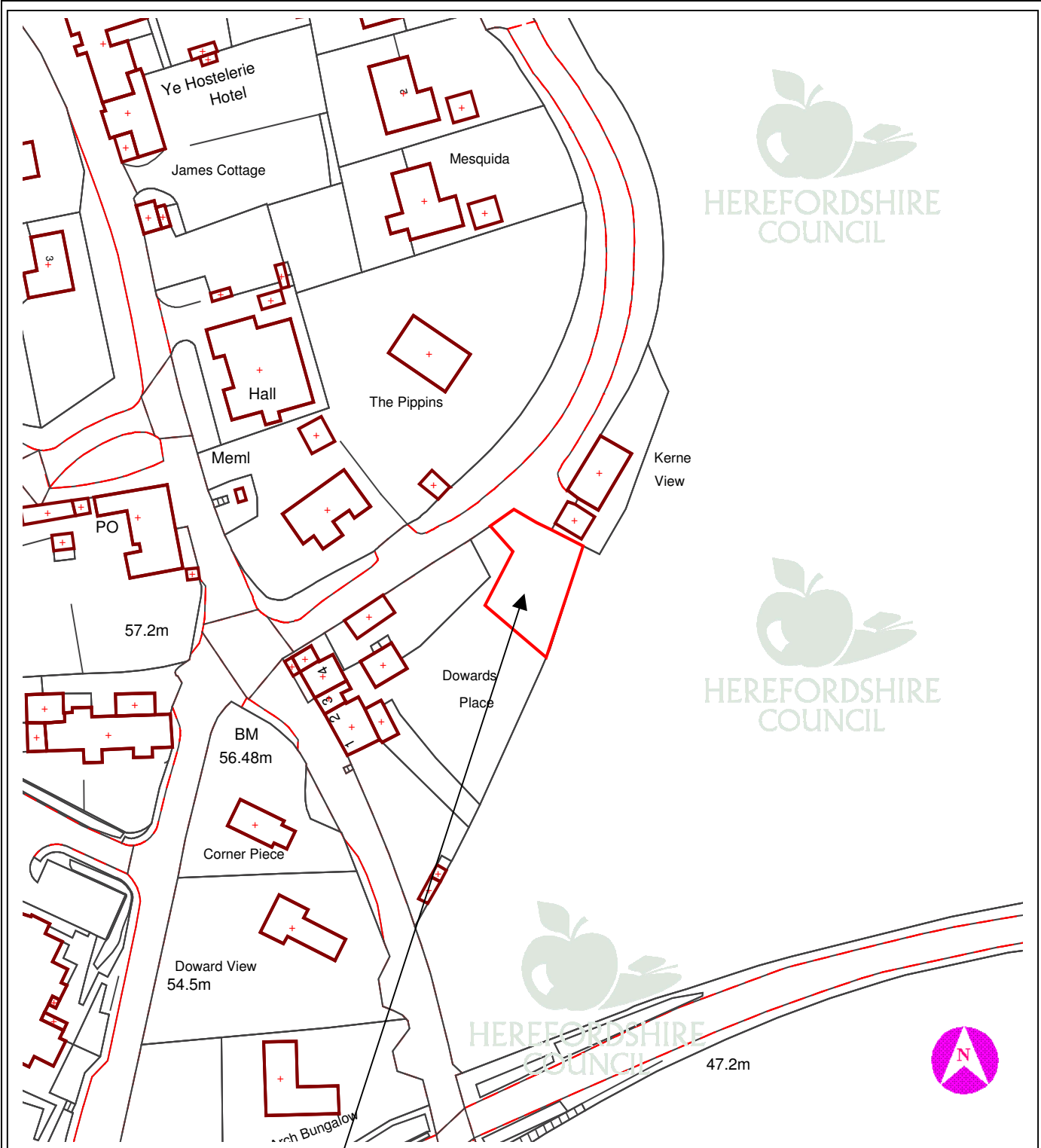
1. **HN01 - Mud on highway**
2. **N19 - Avoidance of doubt**
3. **N15 - Reason(s) for the Grant of Planning Permission**

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2007/2823/F

SCALE : 1 : 1250

SITE ADDRESS : Land off Castle Lane, Goodrich, Herefordshire, HR9 6HY

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