

13 DCSE2007/3470/RM - PROPOSED AGRICULTURAL WORKER'S DWELLING AND SINGLE GARAGE AT BRYANTS COURT, GOODRICH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6JA.

For: Mr E Harbord per Mr R Rimmer, Ty-Derwen, Cuckoos Row, Raglan, Usk, NP15 2HH.

Date Received: 6th November, 2007 Ward: Kerne Bridge Grid Ref: 57247, 19308

Expiry Date: 1st January, 2008

Local Member: Councillor JG Jarvis

1. Site Description and Proposal

- 1.1 Outline planning permission was granted for an agricultural worker's dwelling and single garage at Bryant Court in December 2006. The application site is an irregularly-shaped area of land of about 0.1 ha bounded to the north and north-west by minor road serving the village of Goodrich. It is part of a large field extending to the south towards Bryants Court. To the east is Well Cottage, a two-storey stone house, with further houses on the northern side of the road. The site adjoins the settlement boundary for Goodrich but is outside it.
- 1.2 The current application is for approval of the reserved matters. The new house would be two-storeyed, with a gabled roof. It would be L-shaped with a gable projecting forward at the eastern end, of brickwork construction with a slate roof and timber windows. The width of the house would be about 12.2m, the depth about 6.6m. It would be orientated with the ridge more or less parallel to the road to the north. The detached garage would be 2m to the east of the house.
- 1.3 A new access would be formed along the north-western boundary and the proposed new drive would wind down past the house to the garage. There is a sharp fall in the level of the site from east to west and both house and drive would be cut into the existing ground level.

2. Policies

2.1 Planning Policy Statement

PPS7 - Sustainable Development in Rural Areas

2.2 Herefordshire Unitary Development Plan 2007

Policy H7	-	Housing in the Countryside outside Settlements
Policy H8	-	Agricultural and Forestry Dwellings and Dwellings Associated With Rural Businesses
Policy H13	-	Sustainable Residential Design
Policy LA1	-	Areas of Outstanding Natural Beauty
Policy LA3	-	Setting of Settlements
Policy LA6	-	Landscaping Schemes

Policy S2		Development Requirements
Policy DR1	-	Design
Policy DR3	-	Movement

3. Planning History

- | | | | | |
|-----|---------------|---|---|-----------------------|
| 3.1 | SE2006/1079/O | Agricultural worker's dwelling and single garage. | - | Withdrawn
16.10.06 |
| | SE2006/3150/O | Agricultural worker's dwelling and single garage. | - | Approved
20.12.06 |

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultees required.

Internal Council Advice

- 4.2 Traffic Manager is concerned about visibility at the access and its close proximity to the junction of the two minor roads. Amendments are recommended.

5. Representations

- 5.1 The applicant's agent has submitted the following Design and Access Statement:

- (1) Older village houses are stone or stone/rendered with a slate roof; more recent buildings are mainly brickwork and consequently the house is proposed to be brick with a slate roof.
- (2) It would be a functional open plan layout with 3 bedrooms.
- (3) The site slopes quite steeply down from the road on the western side and Well Cottage could be overlooked.
- (4) To reduce the impact the house has been cut into the bank so that the finished ground level is almost 2 m below the road and sited so that no habitable room overlooks Well Cottage and reduces the elevational impact.
- (5) The house would be almost totally screened from the road to the north.
- (6) The new access and drive will conform to the requirements of the Highway Authority with a tarmac surface.
- (7) Tree planting and a new hedge are proposed.
- (8) A ground source heat pump system is being considered.

- 5.2 Goodrich Parish Council has no objection to the proposal.

5.3 One letter of objection has been received and one expressing concerns, which are in summary:

- (1) Outline permission was granted for a modest bungalow not a substantial 3-bedroom, 3-reception room, 2-storey house.
- (2) The visual impact will be considerable - a bungalow would be much less obtrusive for neighbouring properties and on the skyline view of this very attractive village.
- (3) Outline application proposed access through farmstead not onto the road at a point opposite the tennis courts where users park as the only part of road wide enough for cars and buses to pass. Consequently it will cause problems to other road users - bus drivers, tennis court users and general road users particularly as movement of agricultural vehicles during the day and night.
- (4) Concern that as potential for excess surface water draining down the slope to Well Cottage there should be an appropriate surface water drainage scheme.

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 main issues are considered to be the impact of the proposed house on the village scene, the effect on neighbours amenities and highway safety considerations. At the outline stage all 5 matters were reserved for later approval and the drawings submitted showed only the site for a bungalow, although a 12m x 10m bungalow is referred to in the agricultural appraisal and Design and Access Statement. The Conservation Manager in his comments on the proposal suggested that "a small two-storey dwelling might be more appropriate in this landscape context, given that both Hollendene and Well Cottage, the properties to the north and east of the site, are two-storey dwellings". This was endorsed by the Committee on 20 December, 2006. The proposed dwelling is not small, with a gross floor area of about 185m² i.e. roughly 50% larger than indicated on the outline application. Nevertheless in principle the house would not be inordinately large in relation to the agricultural enterprise.

6.2 Whilst not small the house would be cut sharply into the slope. Given the existing high bank and hedgerow along the road boundary to the north it would not be prominent from that direction. The bank along the road to the north-west would be approximately level with the ground floor lintols of the house. The house would be clearly visible through the new access and over the lower bank/hedge along the north-western boundary. This would be adequately mitigated, I consider by additional planting of trees and hedgerows. It was noted in the report on the outline application that some of the nearby dwellings which are on the north-west periphery of Goodrich are prominent on this skyline. However the application site would be partly screened by Well Cottage and existing planting and the significant reduction in ground level would also help. There are reservations regarding the design of the house but other than minor changes the applicant is not willing to reconsider the proposal. The house would be of standard estate-type style but not so poor as to justify refusal. On this issue then the proposed house is considered to be acceptable.

6.3 There would be a gap of over 20m between the nearest part of the new house to the rear of Well Cottage. Thus although Well Cottage has a much lower floor level it would

not be loomed over by the new house. There would be no windows in the west elevation of the proposed house and therefore no loss of privacy. The treatment of the boundary between these properties would however need to be considered further and this could be required by planning condition. There would also be adequate space between the new house and Hollendene to protect residential amenities. Surface water drainage is potentially a problem and submission of full details should be required by planning condition.

- 6.4 The outline application report pointed out that there was an apparent contradiction between the application form which states that access would be formed to a village road and the Design and Access Statement which referred to use of an existing access to the farmstead. However access was reserved and the Traffic Manager accepted that a safe access could be achieved. The position selected is the most practicable given the high bank along the northern boundary. Provided this is amended in accordance with the Traffic Manager's requirements the access would be acceptable.

RECOMMENDATION

That subject to revised drawings showing an acceptable access the officers named in the Scheme of Delegation to Officers be authorised to approve the application subject to the following conditions and any additional conditions considered necessary by officers:

- 1 G04 (Landscaping scheme (general))**

Reason: In order to protect the visual amenities of the area.

- 2 G05 (Implementation of landscaping scheme (general))**

Reason: In order to protect the visual amenities of the area.

- 3 G01 (Details of boundary treatments)**

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

- 4 F32 (Details of floodlighting/external lighting)**

Reason: To safeguard local amenities.

- 5 F20 (Scheme of surface water drainage)**

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

- 6. E16 (Removal of permitted development rights)**

Reason: To ensure that the dwelling remains an appropriate size to meet the agricultural need.

INFORMATIVES:

- 1 N19 - Avoidance of doubt**

2 N15 - Reason(s) for the Grant of Planning Permission

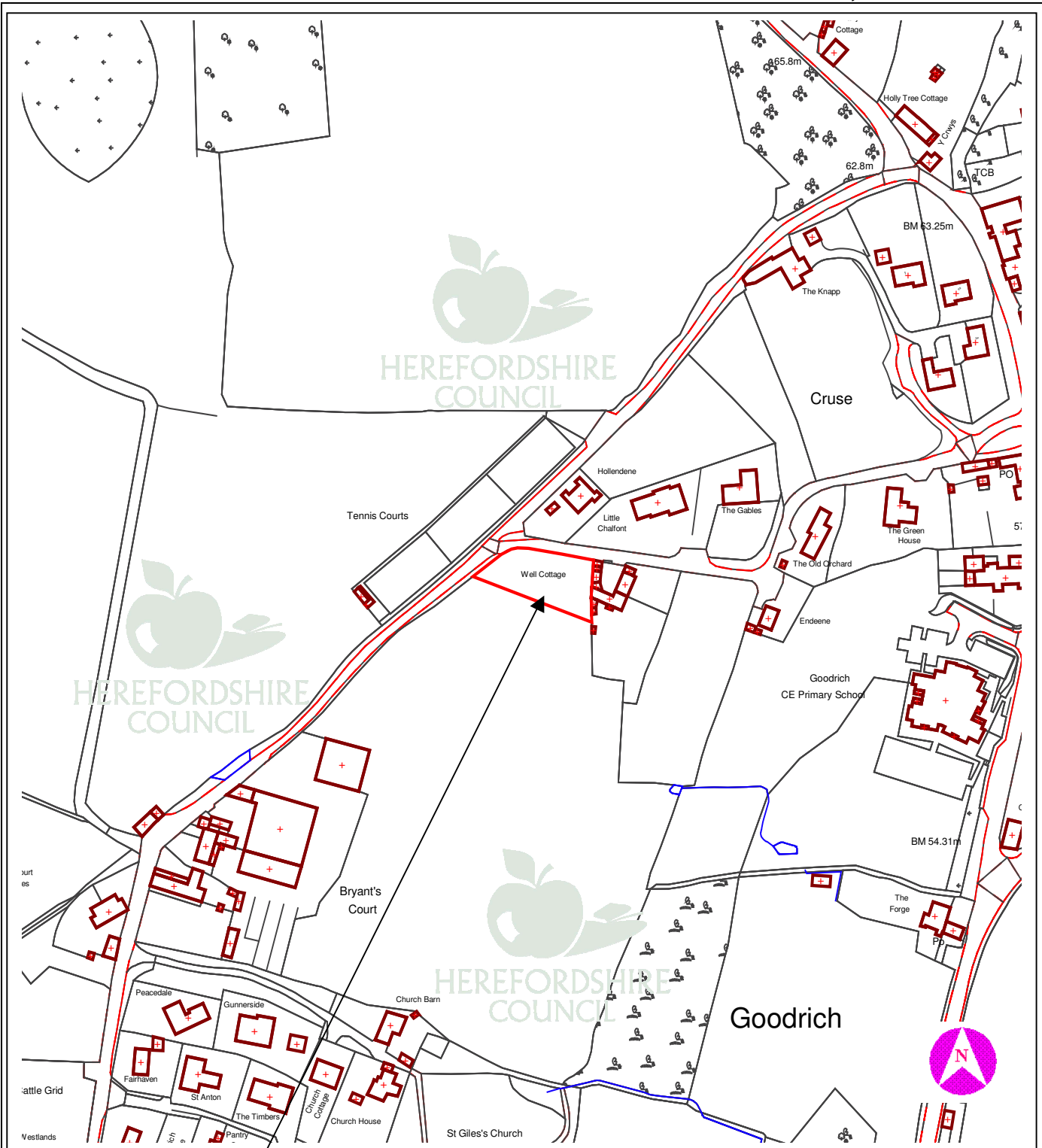
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2007/3470/RM

SCALE : 1 : 2500

SITE ADDRESS : Bryants Court, Goodrich, Ross-on-Wye, Herefordshire, HR9 6JA

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