

5 DCSW2007/3797/RM - PROPOSED FOUR DWELLINGS, YEW TREE FARM, POPLAR ROAD, CLEHONGER, HEREFORD, HR2 9SW.**For: DDB Ltd per RRA Architects, Packers House, 25 West Street, Hereford, HR4 OBX.****Date Received: 11th December, 2007** **Ward: Valletts & Stoney Street****Grid Ref: 44754, 37281****Expiry Date: 5th February, 2008**

Local Member: Councillors MJ Fishley and DC Taylor

1. Site Description and Proposal

- 1.1 The proposal site is on the southern side of Poplar Road, an unclassified road (u/c 73412) approximately 230 metres east of the junction with the B4349 road, that leads to Kingstone.
- 1.2 The site is wholly within the Parish of Allensmore; Poplar Road and properties diagonally opposite in The Hollies are in Clehonger. There are no trees on this site that inclines away, i.e. southward. On the western side of the boundary of the site is 20 Poplar Road, a single storey bungalow, and on the eastern side the applicant's farm, comprising predominantly two storey red brick faced buildings. Poplar Road is also characterised by two storey dwellings further east and uphill from Yew Tree Farm. There are single storey bungalows opposite the hedgerow lined frontage of the site. The site has a western boundary of 35 metres and an eastern one of 62 metres and frontage of 47 metres. This site relates to the settlement boundary delineated in the Unitary Development Plan 2007.
- 1.3 This is a reserved matters application for four dwellings, each of four bedrooms. This followed the granting of planning permission in May 2005. Two detached dwellings will front onto Poplar Road, either side of the access road serving the development. The two other dwellings are up slope from the aforementioned dwellings on the north of the site. Plots 2, 3 and 4 each have integral garages. Plot 1 has a detached garage, 7 metres to the south of this dwelling. The materials proposed will be a mixture of render and facing brick and tiles and slates on the roofs. This mix of materials reflects those used already in the locality.

2. Policies**2.1 Planning Policy Statement**

PPS.1 - Delivering Sustainable Development

2.2 Herefordshire Unitary Development Plan 2007Policy S2 - Development Requirements
Policy DR1 - Design
Policy H4 - Settlement Boundaries**3. Planning History**

3.1	DCSW2006/0143/O	Residential development (9 units) and construction of new vehicular access	-	Withdrawn 10.03.06
	DCSW2006/0905/O	Residential development and construction of new vehicular access	-	Approved 10.05.06
	DCSW2006/2568/O	Residential development (9 units) and construction of new vehicular access	-	Refused 19.09.06
	DCSW2006/3991/F	Residential development (2 units) and construction of new access (adjoining site)	-	Withdrawn 20.02.07
	DCSW2007/1542/RM	Five dwellings	-	Withdrawn 06.12.07

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water recommends conditions be attached as previously recommended, separating foul and surface water drainage. Welsh Water also notes that off-site sewers will be required to connect to the public system.

Internal Council Advice

- 4.2 Traffic Manager recommends improvements to visibility across site frontage, provision for two parking spaces for each dwelling.

5. Representations

- 5.1 In a statement contained in the submitted plans, the applicant's agent states:

- site has benefit for residential use (DCSW2006/0905/O)
- intended to provide housing to an existing village situation.

- 5.2 Allensmore Parish Council make the following observations:

"We feel this represents a better layout for the development. However it does concern us that there still appears to be possible access provision for further future development attached to this site."

- 5.3 Clehonger Parish Council "support this application".

- 5.4 Three letters of representation have been received from:

Mr & Mrs LJ Slaney, 25 Poplar Road, Clehonger, HR2 9SW
Mr K & Mrs J Shurmer, 20 Poplar Road, Clehonger, HR2 9SW
Mr BH Beach, 26 The Hollies, Clehonger

The main points raised are:

- single storey more in keeping; bungalows blend in better
- no mention of mains drainage
- overlooking our property; three overlook our property
- car headlights to our house
- devalue property, loss of countryside view
- concern about water drainage
- soakaways in storms/heavy rainfall, object to noise of pumping station
- not enough parking, would be overspill onto Poplar Road. Could be 4/5 cars per property.

5.5 Two letters of support were received from:

H Olds, Yew Tree Farm, Clehonger, HR2 9SW
C & M Olds, 29 Poplar Road, Clehonger, HR2 9SW

The following main points were made:

- impact on Yew Tree Farm minimal
- linkage proposed to connect to mains drainage in Croft Road, accessible to houses in east, including Yew Tree Farm. A positive environmental effect
- scheme does not impinge on aspect of no. 29.

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 the impact of the development for residential purposes as proposed and the impact on nearby residents.

6.2 It is considered that the means of foul and surface water drainage has been addressed previously with the granting of permission in 2006 for this site. Welsh Water recommended conditions at that time which still apply now, indeed Welsh Water had not objected to a scheme for 9 dwellings utilising this site and more of the paddock to the south. Welsh Water note though that a connection will need to be made to a sewer off the site. Details for this should be made the subject of a planning condition.

6.3 The application site is a transitional one from Yew Tree Farm, with its prominent red bricked faced farmhouse fronting onto Poplar Road and the bungalows to the west of the application site. Residential development is predominantly two-storey to the east of Yew Tree Farm. The proposed dwellings will be higher than the bungalow adjoining the site, on the western side, however the ridge heights will be compatible with Yew Tree Farm. The houses proposed that front onto Poplar Road (i.e. plots 1 and 2) both have eaves heights lower than on Yew Tree Farmhouse which helps them relate to not only the predominantly frontage facing dwellings on this side of Poplar Road but also to the higher aforementioned red brick faced farmhouse. The fact that the dwellings on Plots 1 and 2 also front onto Poplar Road results in more space being provided between them and the properties either side of them. Four bungalows would, although lower in height than the 8.1 to 8.4 metres ridge heights of the dwellings proposed, occupy more of the plots to the detriment of the amenity of this part of Clehonger.

6.4 It is considered that issues of overlooking can be addressed by making the first floor windows in question on Plot 1, the nearest dwelling to the objector and to Plot 2

frosted, given that they are bathroom windows. The bedroom windows facing westward towards the objector's property are 24 metres away for Plot 3 and 28 metres and at angle for Plot 4 which are considered to be sufficient distance away between the objector's property and the new dwellings.

- 6.5 The issue of car headlights is one that would relate to this allocated site whether or not the site was for bungalows or two storey houses. However, this is mitigated by the fact that there is one access point and that such disturbance is intermittent and is a matter that could not reasonably sustain an objection to this scheme.
- 6.6 There is considered to be sufficient parking on the site for each of the dwellings. At least 3 cars could be parked on three of the four properties. Plot 1 has an allocated garage, it is though not evident if the area to the south of the garage belongs to Plot 1 or not, this is a matter that can be resolved. Nevertheless, there is sufficient on site parking for the development such that overspill should not occur.
- 6.7 The issue of loss of view and subsequent devaluation of property is one that revolves around the status of the site which has been a developable part of Clehonger throughout the nineties to date, it is only recently with the adoption of the Unitary Development Plan that the site area i.e. away from Poplar Road has increased. The site as proposed to be developed will still allow views through it, particularly along the access drive for the cul-de-sac, and across the gardens of Plots 2, 3 and 4. Allensmore Parish Council has referred to the possibility for further development. This is a matter for future determination, the granting of approval for the submitted application would not be prejudicial to any future scheme submitted. This is notwithstanding that earlier schemes for larger sites were not supported as being contrary to the Unitary Development Plan.
- 6.8 The scheme can be supported, subject to details of parking for Plot 1 and a schedule of materials for the dwellings.

RECOMMENDATION

That on ensuring sufficient parking provision for Plot 1, the officers named in the Scheme of Delegation to Officers be authorised to grant approval of reserved matters subject to the following conditions and any additional conditions considered necessary by officers:

1. B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

2. E18 (No new windows in specified elevation)

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

3. E19 (Obscure glazing to windows)

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

4. G01 (Details of boundary treatments)

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

5. H11 (Parking - estate development (more than one house))

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

6. F17 (Scheme of foul drainage disposal)

Reason: In order to ensure that satisfactory drainage arrangements are provided.

Informative(s):

1. N19 - Avoidance of doubt

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

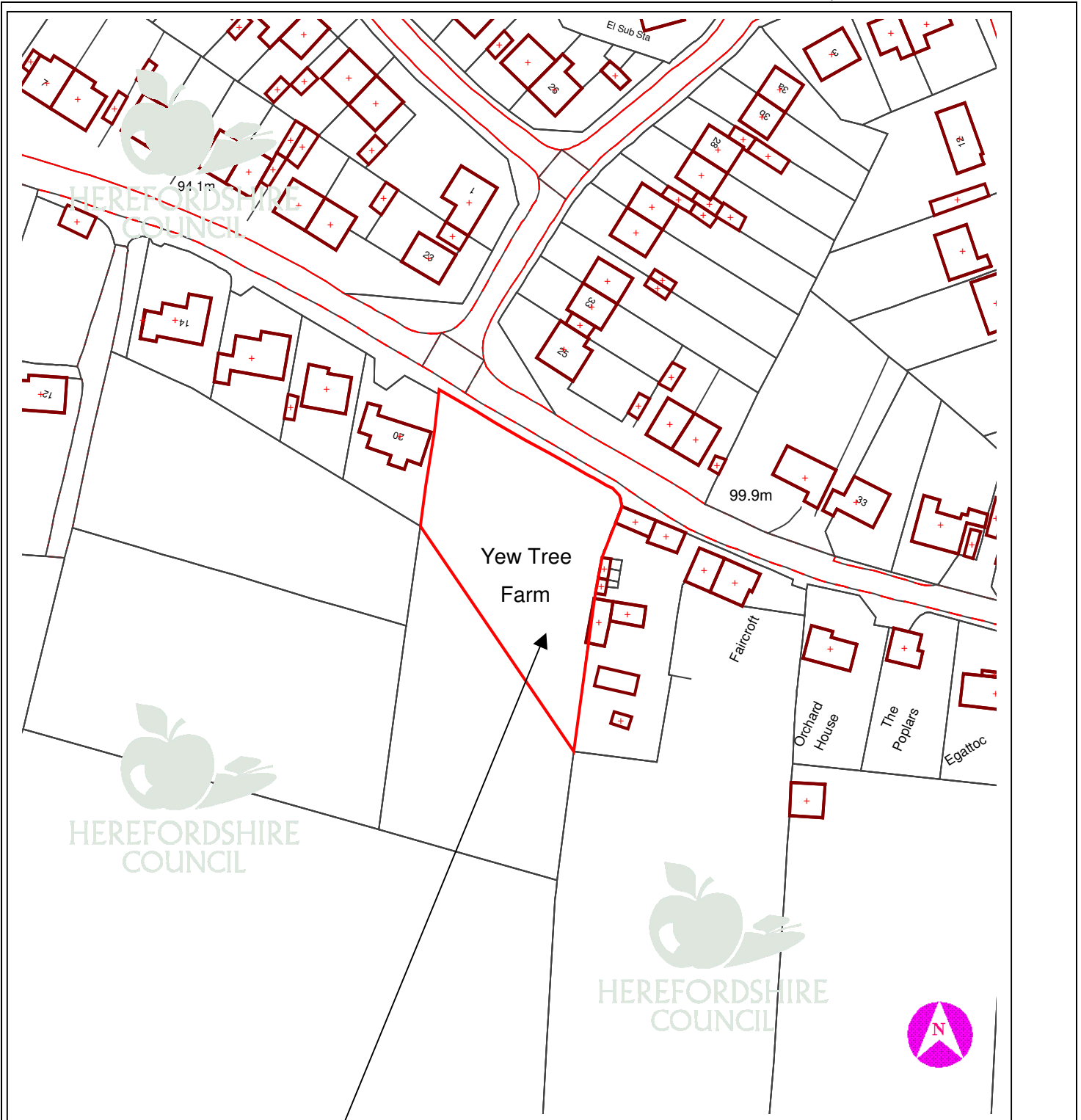
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2007/3797/RM

SCALE : 1 : 1250

SITE ADDRESS : Yew Tree Farm, Poplar Road, Clehonger, Hereford, Herefordshire, HR2 9SW

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