

9 DCSE2008/0106/O - ERECTION OF TWO DWELLINGS AT KNAPP FIELD, GOODRICH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6JA.**For: Mr P Pickering per Paul Smith Associates, 19 St Martin Street, Hereford, HR2 7RD.****Date Received: 16th January, 2008 Ward: Kerne Bridge Grid Ref: 57311, 19378****Expiry Date: 12th March, 2008**

Local Member: Councillor JG Jarvis

1. Site Description and Proposal

- 1.1 The application site is an area of about 1/4 ha. and lies between Hollendene and Coppett View Cottage along Knapp Pitch within the main settlement of Goodrich. The site is elevated above most of the village and about 1.5 m above the level of Knapp Pitch, with a steep bank and overgrown hedgerow. There is a small area of scrub at the narrower south-west end of the site, and an evergreen hedge and trees along the south eastern boundary, the trees being at the eastern end. The remainder of the site is either grass, raspberries or shrubs remaining from its former use as a garden.
- 1.2 The site was until relatively recently part of the large garden of The Knapp and was protected from development by policies in the now superseded South Herefordshire District Local Plan. Planning permission was granted in 1997 and for the erection of a dwelling on part of the garden (now developed as Coppett View Cottage) effectively dividing the garden into 2 parts. As a consequence in the Unitary Development Plan there is no specific protection for the remaining parts of the remaining garden. The current application site is no longer in the same ownership as The Knapp.
- 1.3 It is proposed to erect two dwellings. The application is in outline form and only details of the access have been included for decision at this stage. As submitted the layout was also to be determined but at the request of officers the application has been amended and layout is now a reserved matter. The layout drawing is therefore indicative. The single vehicular access would be formed about 20 m from the north-eastern boundary with Coppett View Cottage. This would involve some regrading of the existing bank. The indicative layout shows the access drive bifurcating and leading to 2 double garages, to the rear of which would be the two houses, one of which on the higher western half of the site is shown as 'cottage' style with the upper floor partly in the roof slope. The houses would be sited on the more open parts of the site to minimise loss of trees.
- 1.4 An earlier application for 3 dwellings (SE2007/3254/O) was refused in 2007 for the following reason:

The proposed development, by reason of the number and layout of the houses and the loss of trees and hedgerow, would be an over-intensive form of development, out of character with this part of Goodrich and harmful to the rural street scene. As a consequence the proposal would harm the character of the Wye Valley Area of Outstanding Natural Beauty. The proposal conflicts therefore with Policies H4, H13, LA1, LA3, LA5 and LA6 of the Herefordshire Unitary Development Plan 2007.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S3	-	Housing
Policy DR1	-	Design
Policy DR3	-	Movement
Policy DR4	-	Environment
Policy H4	-	Main Villages: Settlement Boundaries
Policy H13	-	Sustainable Residential Design
Policy LA1	-	Areas of Outstanding Natural Beauty
Policy LA3	-	Setting of Settlements
Policy LA5	-	Protection of Trees, Woodlands and Hedgerows
Policy LA6	-	Landscaping Schemes

3. Planning History

3.1	SH950102PO	Two new dwellings	-	Refused 3.5.95
	SH961383PF	4-bedroom bungalow	-	Refused 19.2.97
	SH970732PF	Proposed dwelling	-	Refused 17.9.97
	SH971117PF	Proposed bungalow	-	Approved 18.11.97
	SS980674PF	Erection of 2 bungalows	-	Refused 23.11.98
	DCSE2007/3254/O	Erection of 3 dwellings	-	Refused 13.12.07

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water recommends that conditions be imposed regarding drainage.

Internal Council Advice

- 4.2 Traffic Manager has requested further information but has indicated that a splay of 2m x 43m would be acceptable. The proposal would not appear to affect any public right of way.

5. Representations

- 5.1 The applicant's agent has submitted a Design and Access Statement and a letter of application. The Conclusions of the former are:

- (1) The village comprises a variety of individually-designed, detached houses which have developed incrementally mainly within the compact confines of the village.

- (2) The application site lies within these defined village confines. It comprises a well-screened, overgrown and undeveloped plot of land. The proposal is an 'infill' scheme between four properties and within the physical and visual confines of the village. The lower density of development proposed is justified given the location of the site within the Area of Outstanding Natural Beauty.
- (3) The design, siting and orientation of the houses responds appropriately to the topography of the site and the character and appearance of the locality and existing built forms.
- (4) The village has been earmarked for appropriate new housing development in adopted planning policy attesting to the degree of sustainability of this settlement. Those services not found in the village can be reasonably accessed by public transport.

In addition the agent points out that:

- (5) Outline planning permission was refused for the erection of three dwellings solely on the grounds that the proposal constituted over-intensive development out of character with this part of Goodrich and harmful to the rural street scene. No objection was raised to the development on residential amenity, highway or drainage grounds.
 - (6) The current application answers all the Council's objections to this earlier scheme.
 - (7) Policy H4 (UDP) identifies the application site as lying within the boundary of a 'Main Village'. Its undeveloped nature has not been identified by the Council as being an important component in the character and appearance of the village. As such, the principle of the proposed development is acceptable under current planning policy.
 - (8) The site is hemmed in on three sides by four residential properties and along the fourth by Knapp Pitch. The site is divorced from the open countryside to the north by this road, substantial natural screening and, in part, by tennis courts. In essence, this site is a typical 'infill' plot within a village earmarked for more housing.
 - (9) The single vehicular access is positioned so as to achieve the required visibility splays whilst minimising the loss of roadside hedgerow and maintaining all trees with the site.
 - (10) In comparison with the earlier unsuccessful scheme, the current proposal entails one fewer house and retains all natural vegetation on the site except a short section of hedgerow to create the new access.
- 5.2 The Parish Council has concerns regarding the height of the buildings; we are unsure which plot will comprise of a one and one half storey dwelling. There are inconsistencies in paragraphs 3:2 and 5:2 in the Design and Access Statement. Whilst we consider that two dwellings are suitable for this area, we remain bemused as to how the main sewer will cope with additional capacity. We approve of the single entrance from the road, to serve both dwellings.

5.3 6 letters have been received objecting to the proposal on the grounds that:

- (1) The proposals would be an over-intensive form of development which would be out of character with and further urbanise and thereby ruin this unique and picturesque village;
- (2) the dwellings would be clearly visible as on the skyline and would harm the rural scene and Area of Outstanding Natural Beauty;
- (3) the relationship with the adjoining houses to the south has not been taken into account - these are at a much lower level and the new houses would be much too close and completely dominate these dwellings, resulting in a loss of visual and residential amenity;
- (4) UDP policy restricts new housing in rural areas to that necessary to meet local needs and support local services - there is no need for more as many houses in Goodrich are currently for sale, planning permission has been granted for 5 new houses with applications not determined for a further 9;
- (5) cumulatively this would be over-intensive development of the village which would strain local services and facilities e.g. local school is oversubscribed at reception level and the capacity of main sewer to cope with extra flows is doubted;
- (6) site is a haven for wildlife and rare flowers. The "scrubland" is in fact a broad-leaved woodland area with many mature trees with associated wildlife. This is not "previously developed land". No guarantee trees would be kept if permission were to be granted;
- (7) access would be to the main road, which is a bus route and raises great highway safety concerns;
- (8) it is strongly urged that the Committee should visit the site.

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 Policy H4 states that "residential development will be permitted onwindfall sites within [main village] boundaries, where proposals are in accordance with the housing design and other policies of the Plan". Within the Wye Valley AONB development is limited to small-scale schemes which are "necessary to facilitate the economic or social well-being of the designated areas and their communities" (Policy LA1). The erection of two houses on this site would be small-scale development and, as this is a village identified as suitable for residential development, is necessary for the economic and social well-being of the area. In principle therefore the proposed development is acceptable and the main issues are the effect on the character of the village and Area of Outstanding Natural Beauty and the effect on the amenities of neighbours.
- 6.2 The site is over 0.25 ha and two plots of roughly equal size would be comparable to adjoining plots – larger than Hollendene, smaller than Coppett View Cottage and similar to Straid House and The Gables. The indicative layout shows one of the houses only 12m from Straid House but there is ample space to adjust siting to ensure adequate space between new and existing dwellings and avoid cramped development.

As noted above the site is near the highest part of the village and clearly in view from vantage points around the village, in particular near Dry Arch Bridge. This part of the village is characterised by a variety of property types and size which are set amongst trees and hedgerows such that there is a balance between buildings and planting. The current proposal would allow for similar development, with most of the trees and prominent hedges being retained. The new access would result in some loss of trees/hedgerow but it has been positioned to minimise that harm and yet maximise visibility along this narrow village lane. I consider that this would not change the rural character of this lane. The existing houses immediately to the south of the site would screen some of the views of the proposed dwellings although not from views from land higher than Dry Arch Bridge. Nevertheless they would still be seen against the backdrop of the extensive belt of trees to the north-west of the village and could be single-storeyed buildings. For these reasons I consider that the proposal would not harm the character of the village or the natural beauty of the Wye Valley Area of Outstanding Natural Beauty.

- 6.3 The indicative layout drawing shows one of the houses about 12m from the rear of Straid House. There is a significant difference in level between the application site and the adjoining bungalow, the former being roughly the same level as the eaves of the latter. The rear wall of Straid House is very close to the common boundary (about 3m). The erection of a two-storey building may well be overbearing. The relationship between the second dwelling and the other house to the south (The Gables) would not be as problematic as a gap of about 23m is proposed. However as noted above the layout is now a reserved matter and the drawings are only indicative. There is scope to re-site both proposed dwellings much further forward on the site and away from Straid House. They could be single-storeyed if necessary to protect neighbours' amenities but this can be resolved at reserved matters stage. Consequently I do not consider that the effect on the amenities of neighbours would be sufficient grounds to refuse planning permission.
- 6.4 The applicant's agent is preparing a drawing to show that the visibility splay required by the Transport Manager can be achieved. This has not been received at the time of preparing the report and will be reported at the Committee Meeting.

RECOMMENDATION

That subject to being satisfied regarding the 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 A02 (Time limit for submission of reserved matters (outline permission))**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
- 2 A03 (Time limit for commencement (outline permission))**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
- 3 A04 (Approval of reserved matters)**
Reason: To enable the local planning authority to exercise proper control over these aspects of the development.
- 4 A05 (Plans and particulars of reserved matters)**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

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 H01 (Single access - not footway)

Reason: In the interests of highway safety.

7 H03 (Visibility splays)

Reason: In the interests of highway safety.

8 H05 (Access gates)

Reason: In the interests of highway safety.

9 H06 (Vehicular access construction)

Reason: In the interests of highway safety.

10 H29 (Secure covered cycle parking provision)

Reason: To ensure that there is adequate provision for secure covered cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

11 W01 (Foul/surface water drainage)

Reason: To protect the integrity of the public sewerage system.

12 W02 (No surface water to connect to public system)

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

13 W03 (No drainage run-off to public system)

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

INFORMATIVES:

1 N19 - Avoidance of doubt follows:-

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

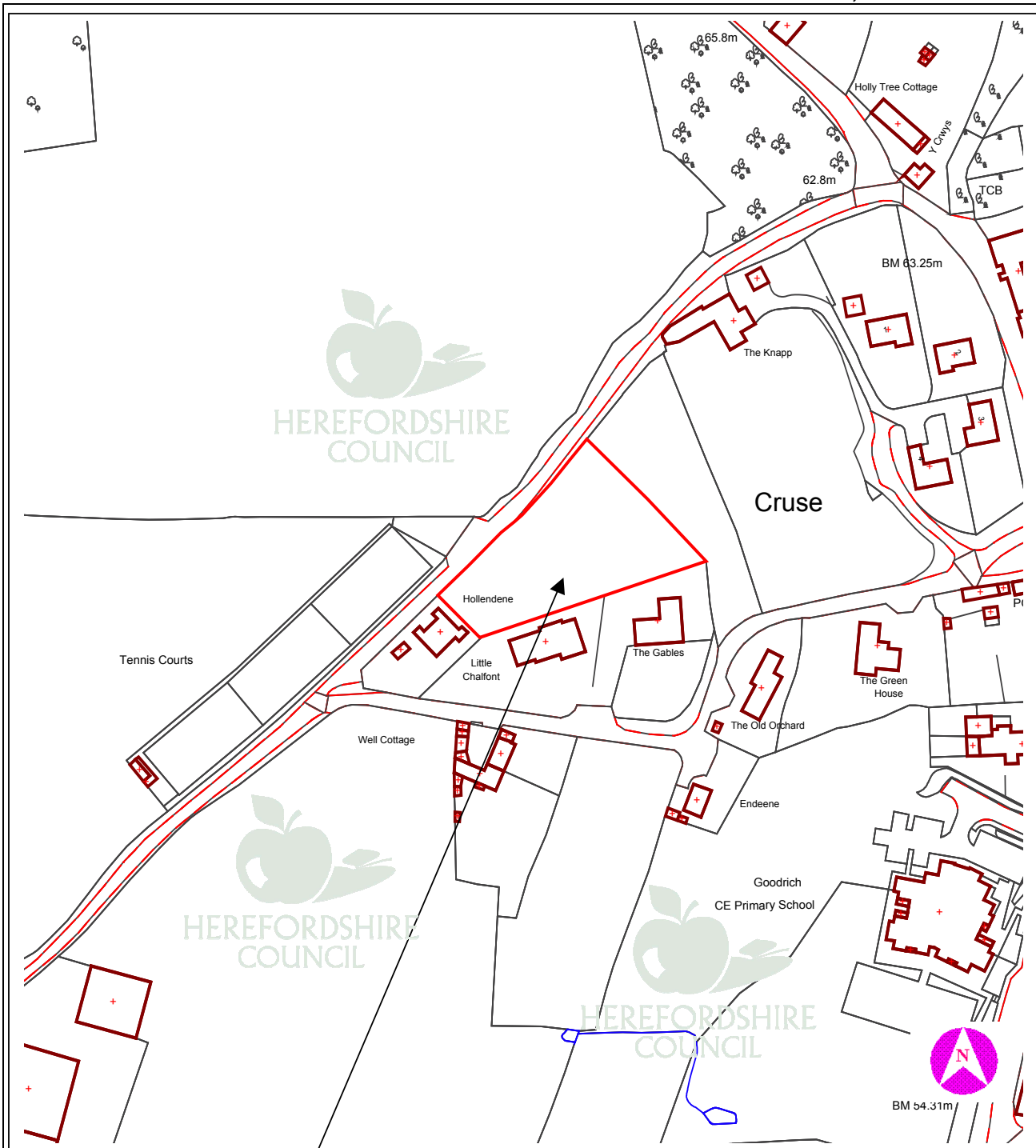
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2008/0106/O

SCALE : 1 : 1825

SITE ADDRESS : Knapp Field, Goodrich, Ross-on-Wye, Herefordshire, HR9 6JA

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