

17 DCSE2008/0627/RM - ERECTION OF FIVE HOUSES AND ONE BUNGALOW, HAZELNUT COTTAGE AND ADJOINING LAND, LLANGROVE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6EZ.

**For: Mr & Mrs G Bowden per Paul Smith Associates,
19 St Martin Street, Hereford, HR2 7RD.**

Date Received: 10 March 2008

Ward: Llangarron

Grid Ref: 52445, 19305

Expiry Date: 5 May 2008

Local Member: Councillor Mrs JA Hyde

1. Site Description and Proposal

- 1.1 Outline planning permission (DCSE2004/1949/O) was granted in September 2004 for the residential development on this 0.3ha site at the rear of Hazelnut Cottage in Llangrove. The application site included part of the garden of that property and a section of the field to the south. All matters were reserved for future decision except for the means of access. Subsequently another outline planning application (DCSE2005/1118/O) was also submitted but the number of dwellings was specified (6) and the layout was submitted for decision at that stage. In addition a revised visibility splay of 2m x 33m was proposed. Permission was granted in June 2005. The current application is for reserved matters approval in relation to the later permission.
- 1.2 The submitted scheme shows a short access drive leading to a turning head. This directly serves a pair of semi-detached houses sited at the rear of the turning head and close to the western boundary of the site. Two further houses (detached) would be sited in line with these semis. The remaining two would be positioned at the eastern end of the site orientated to face towards the turning head and at right angles to the other 4 units. Of the latter the dwelling nearest Hazelnut Cottage would be a bungalow. The semis would have a ground floor area of about 50m², the detached houses about 65m² and the bungalow about 120m². The two-storeyed semi-detached houses would each have a rectangular floor plan (about 6.2m wide x 8.3m deep) with rendered walls and synthetic slate roofs. A small canopy over the entrance door would be the only projection. The three two-storey detached houses would have a square footprint (about 8m x 8m) but plots 3 and 4 would have a gable projecting forward about 1.6m from the right hand side of the front elevation and attached garage(s). The central unit (plot 4) of the 3 would be rendered, the flanking houses would be Bradstone. The bungalow would be 'T' shaped and slightly smaller than shown on the approved outline layout drawing. It would have 2 bedrooms rather than 3 as for the other 5 houses. This too would be rendered with a synthetic slate roof.
- 1.3 Car parking would be open (the semis) or in two blocks of 3 garages or an attached single garage (plot 3), with 2 spaces per unit, including Hazelnut Cottage to replace the garage which would be demolished. The 3 units that would occupy the eastern half of the site plus Hazelnut Cottage would be serviced off a private drive.

2. Policies

2.1 Planning Policy Statement

PPS3 - Housing

2.2 Herefordshire Unitary Development Plan

Policy H13 - Sustainable Residential Design
 Policy DR1 - Design
 Policy DR3 - Movement
 Policy LA2 - Landscape Character and Areas Least Resilient to Change
 Policy H6 - Housing in Smaller Settlements

3. Planning History

3.1	SH900008PO	Two bedroom dwelling and garage	-	Permitted 07.03.90
	SH900733PM	Two bedroom dwelling and garage	-	Permitted 27.07.90
	SH911112PF	New access	-	Refused 24.10.91
	SH930019PF	Amended positioning of access and garage	-	Permitted 08.02.93
	DCSE2004/1949/O	Residential development	-	Approved 01.09.04
	DCSE2004/3427/O	Erection of 5 houses and one bungalow	-	Withdrawn 30.03.05
	DCSE2005/1118/O	Erection of 5 houses and one bungalow	-	Approved 09.06.05

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water recommend conditions regarding drainage. (These are attached to the outline planning permission).

Internal Council Advice

- 4.2 Traffic Manager has reservations regarding the access road which would not be fully to an adoptable standard.
- 4.3 Parks, Countryside and Leisure Development Manager confirms that this is below the Unitary Development Plan threshold for play provision and no request is made for an off-site contribution.

- 4.4 Herefordshire Rural Housing Enabler considers that a need for affordable housing is likely to exist in the Llangarron area based on evidence from recent surveys in other parishes.

5. Representations

- 5.1 The applicant has submitted a Design and Access Statement:

- (1) This application relates solely to the design, external appearance and landscaping of the proposed development. The principle, means of access and siting, or layout, of this proposal was approved under an extant outline permission.
 - (2) The application site stands within the village of Llangrove. It is surrounded by modern, detached properties in particular a new housing estate to the immediate west.
 - (3) The site is seen from public vantage points only along the village road and, in particular, through the applicants' existing vehicular access which coincides with the approved access point to the proposed development. Existing buildings screen much of the site from this road.
 - (4) The site rises gradually up to the south. Mature natural vegetation marks the rear (south-west) site boundary with fencing and occasional trees marking the south-east and eastern site boundary.
 - (5) The scales, compositions and constructional materials of the proposed dwellings would match and complement each other to create a pleasant whole.
 - (6) The scheme entails a minimalist approach toward landscaping; all perimeter hedges, trees and fencing would be retained with a new hedge of indigenous species being planted along the western boundary and private gardens laid to grass.
 - (7) The vehicular access has been approved, nevertheless, the requirements of the Highway Authority would be adhered to fully in the overall proposal.
 - (8) Given that the principle of this development has already been approved and that the site lies within a village with some community facilities, the application remains to be a sustainable proposition.
- 5.2 Parish Council points out "that the proposed application is not in line with the Herefordshire UDP which indicates that infill gaps should be no more than 30 metres frontage (P68 and 69 UDP).

We are concerned over the access on to the road and the size of the access road around the properties. We also feel that it is inappropriate to place a 2 metre wall bordering these properties which will greatly affect visibility out on to the highway. We assume from the drawing that there is a pathway on the highway side of Hazelnut Cottage, which we know does not exist and feel there is no room for such a pathway."

5.3 Two letters have been received objecting to this development:

- (1) Too many properties on too small a plot and with the adjoining new houses this area will be one housing estate swamping the heart of the village.
- (2) Modern style buildings are ruining the village ambience. More 'cottage' looking properties should be erected instead.
- (3) The blocks of 3 garages are particularly disliked. These are always ugly and usually are not maintained. Garages should be next to the houses they belong to.
- (4) The adjoining house (The Sycamores) will be overlooked as the level of the new development is over 1m higher. One bedroom with a balcony faces this development - this side of house is not currently overlooked and this was one reason for buying this house and privacy here will be lost completely.
- (5) The new buildings will be built completely along one side of The Sycamores.
- (6) Another attraction was lack of noise which is likely to increase considerably. The overlooking and increased noise are likely to reduce the value of the property.
- (7) Concern expressed regarding a large tree on the boundary with 1 Hillview Cottage - if lost would greatly affect occupants' privacy.
- (8) Traffic has increased greatly over the last 12 years but no improvements to the road or road safety measures have been carried out. Access to the housing will be difficult and visibility limited with the new 2m wall at the access much too high. Concern expressed therefore at the further increase in traffic that can be expected. If approved will anything be done to address these issues.
- (9) A footpath and hedge are shown on the plans but they do not exist. There is no room for a footway and along the southern boundary is a fence belonging to 1 and 2 Hillview Cottages.

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 outline application included details of access and layout and this application therefore only relates to appearance, scale and landscaping. The main issues are considered to be the effect on the character of the village and the effect on the amenities of neighbours.
- 6.2 The proposed houses are typical modern dwellings and are neither unusually large or tall nor have extensive footprints. Their appearance would not be innovative but they would not look out of place in this part of the village where there are several small modern estates as well as modern houses on single plots. The external materials would complement adjoining houses. I consider therefore that the proposals would not harm the character of this part of Llangrove.
- 6.3 The nearest of the houses to The Sycamores would be Plots 5 and 6, a detached house and a bungalow respectively. These would have windows in their south-east elevations facing towards the adjoining house. The nearest window at first floor level would be about 10m from the boundary and The Sycamores would be a further 15m to the east, with a sizeable outbuilding in the latter's garden in between. In these circumstances I do not think that there would be unacceptable overlooking of either the garden or house at The Sycamores. The bungalow would be slightly closer to the common boundary (about 8.6m at the closest) but being single-storeyed the neighbouring garden would be screened by the existing fence as well as the outbuilding. The Plot 5 house would be close to the southern boundary but there

would not be any first floor windows in the south elevation other than a landing window which could be obscurely glazed and hence there would not be unacceptable overlooking of the adjoining properties. The remaining houses (Plots 1 – 4) would be an acceptable distance from the southern boundary and at least 10m from the trees in the gardens of 1 and 2 Hillview Cottages. This should be adequate to ensure that the trees would not be harmed by the construction work and would provide a screen between the existing and proposed dwellings. The trees are not however critical in this respect as the distance between dwellings would be sufficient to protect privacy.

- 6.4 The access has been approved at outline stage. The Traffic Manager points out that the internal road layout would not be to adoptable standard. The applicant's agent has confirmed that the scheme will be amended to meet these requirements and revised drawings are awaited.

RECOMMENDATION

That approval of reserved matters be granted subject to the following conditions:

1. C01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan

2. G10 (Landscaping scheme)

Reason: In order to maintain the visual amenities of the area and to conform with Policy LA6 of Herefordshire Unitary Development Plan.

3. G11 (Landscaping scheme - implementation)

Reason: In order to maintain the visual amenities of the area and to comply with Policy LA6 of Herefordshire Unitary Development Plan.

4. I32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities and to comply with Policy DR14 of Herefordshire Unitary Development Plan.

5. I51 (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 so as to comply with Policy DR1 of Herefordshire Unitary Development Plan.

6. F16 (No new windows in specified elevation)

Reason: In order to protect the residential amenity of adjacent properties and to comply with Policy H18 of Herefordshire Unitary Development Plan.

Informative(s):

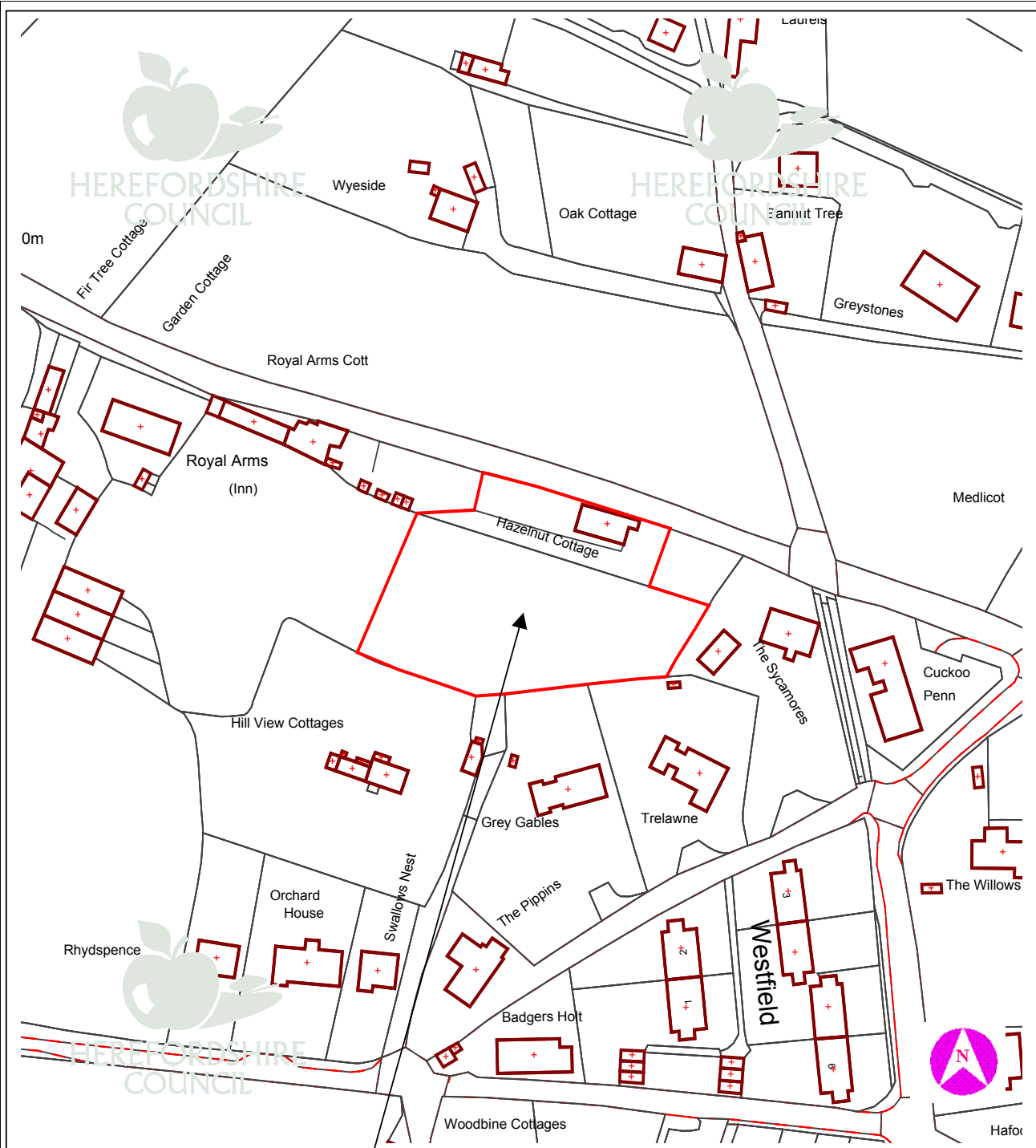
1. **N19 - Avoidance of doubt - Approved Plans**
2. **N15 - Reason(s) for the Grant of Planning Permission**

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2008/0627/RM

SCALE : 1 : 1250

SITE ADDRESS : Hazelnut Cottage and adjoining land, Llangrove, Ross-on-Wye, Herefordshire, HR9 6EZ

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