

7 DCSE2008/0710/O - ERECTION OF DETACHED HOUSE & GARAGE TO INCLUDE JOINT ACCESS WITH 1 WOODVIEW, 1 WOODVIEW, PONTSHILL, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5SY.

For: Mrs GV Caldicutt per Mr B Caldicutt, 125 Bullingham Lane, Hereford, HR2 7RZ.

Date Received: 17 March 2008 **Ward: Penyard** **Grid Ref: 64005, 22046**
Expiry Date: 12 May 2008
 Local Member: Councillor H Bramer

Introduction:

This application was deferred at the last meeting of the Southern Area Planning Sub-Committee on 30 April 2008 for the applicant to submit amended plans that show access and visibility splay can meet the requirements of the Traffic Manager; 2 metres x 30 metres in both directions. At the time of this report the matter of highway safety remains unresolved. An update will be given at the meeting.

1. Site Description and Proposal

- 1.1 1 Woodview is a large semi-detached house that forms a crescent of four dwellings on the north side of the unclassified 70213, almost opposite the former Travelling Hen public house. The Acre is to the west.
- 1.2 This is an outline application for a dwelling and garage that will be located on the south on the south side of the property. The application reserves all matters other than access for future consideration. The existing entrance is to be repositioned west of its present position. Foul drainage is to be disposed to a Bio Disc treatment plant that will drain into an existing septic tank that serves 1-4 Woodview.

2. Policies

2.1 Planning Policy Statement

PPS1 - Delivering Sustainable Development
 PPS3 - Housing
 PPS7 - Sustainable Development in Rural Areas
 PPG13 - Transport

2.2 Herefordshire Unitary Development Plan 2007

Policy S1 - Sustainable Development
 Policy S2 - Development Requirements
 Policy S3 - Housing
 Policy S6 - Transport
 Policy DR1 - Design
 Policy DR3 - Movement

Policy H7 - Housing in the Countryside outside Settlements

3. Planning History

3.1 None.

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 Traffic Manager - recommends refusal. Inadequate frontage to provide satisfactory visibility splay. Comments will be updated in respect of additional information requested in relation to visibility. This will be done verbally.

5. Representations

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

- The proposed development lies in the centre of the village and has good access to the A40, which has good bus service to Ross-on-Wye and Gloucester;
- The village is also served by two local primary schools at Lea and Weston-under-Penyard with the main comprehensive school at Ross-on-Wye;
- The site cannot be termed open countryside, but in a well-established village environment, with the site being central to the village;
- A development of eight houses is taking place directly across the road from the application site and also a large detached house built some 200 metres west of the site;
- It is fully understood that these house were approved prior to the adopted Unitary Development Plan, but it is difficult to see how circumstances have changed since these approvals;
- In the Deposit Draft Written Statement 2002, Pontshill was included in housing in smaller settlements albeit this has now been superseded;
- While, it is appreciated that it does fall within the adopted Unitary Development Plan, it is felt that this document is becoming restrictive in its form and development should be considered within a defined village envelope such as this application;
- At present the land is being used as access to 1 Woodview, with the garden largely layed down to grass, with a double garage and drive;
- The proposal is for a two-storey detached house with a garage;
- The house will not be any larger than 90 square metres, constructed in brick under a plain tiled roof generally to match the surroundings;
- The aspect of the proposal will be east/west so as to give no overlooking problems with The Acre to the west being some 24 metres from the proposal;
- Foul drainage will be to Bio Disc treatment system;
- The site has a paved drive which is used to serve two properties; and
- It is proposed to move the access slightly to the west to provide joint access to the proposal and 1 Woodview.

5.2 Weston-under Penyard Parish Council: No reply received at time of report.

- 5.3 Objection from Mr and Mrs GP Smith, 2 Woodview, Pontshill and Mr and Mrs M Teague, Meadow View, Pontshill
- The position of the proposed new build, whilst not preventing light, will obscure the present outlook of 2 and 3 Woodview and be in full view from 2, 3 and 4 Woodview;
 - The new build will stand out against the original houses and be detrimental to the look of the crescent;
 - Create problems with the water soakaway for 2 and 3 Woodview, a particular issues after heavy or prolonged rainfall;
 - Cause problems due to the instability of the ground after being used as a soakaway for 60 years;
 - The effect another house will have on the sewerage disposal if the present septic tank is to be used;
 - It will block light out our home;;
 - A house placed here would look absolutely ridiculous; and
 - By altering the layout at the front of the crescent a possible decrease in value of the remaining 3 properties.
- 5.4 A petition with 9 signatures from the residents of 2 and 3 Woodview, Meadow View and The Old Alley, Pontshill objecting to this application has also been received.
- 5.5 Mr R Hughes, 4 Woodview, Pontshill comments "I have enough room for a house or bungalow on my property you will be creating a precedent and I will apply for planning and expect the same consideration."

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 Pontshill is neither a smaller settlement nor a main village identified in the Herefordshire Unitary Development Plan 2007, in "de-listing" Pontshill from the list of smaller settlements the Inspectors Report said "it does not have the level of services or public transport provision necessary for inclusion." As a result the occupants of the proposed dwelling would be likely to rely to a significant extent on the private car. This would be contrary to the objectives of government policy on reducing the need to travel by car as set out in policies S1, S2, S3 and S3 of the UDP, Planning Policy Statement 1: Delivering Sustainable Development, Planning Policy Statement 3: Housing, Planning Policy Statement 7: Sustainable Development in Rural Areas and Planning Policy Guidance 13: Transport. Consequently, for purpose of planning policy Pontshill is located in open countryside, where housing development is strictly controlled unless it meets the exceptions listed in policy H7. The application is not supported by any extenuating reason as to why planning permission should be granted as an exception to the objectives of policy H7 that restricts housing development in the open countryside.
- 6.2 Reference is made by the applicant's agent to the eight houses that are under construction almost opposite the site and the development of a single dwelling to the west of the site. Planning permission for these developments pre-dates the adoption of the UDP. The decisions to approve these applications were considered to accord with the development plan at that time, the South Herefordshire District Local Plan that identified Pontshill as a settlement. It is not considered these decisions make this application acceptable.

6.3 In terms of highway safety, this application proposes to reposition the existing entrance west of its current position. In order to provide safe access the Traffic Manager requires a 2 metre x 30 metres visibility splay in both directions. At the time of writing, a response to the need for the required visibility is still awaited and will be reported verbally.

RECOMMENDATION

That planning permission be refused for the following reasons:

- 1 The site is located outside a smaller settlement or main village identified for further residential development in the Herefordshire Unitary Development Plan 2007. For the purpose of planning policy the site is located in open countryside where new housing development would be contrary to policy H7. The proposal would also detract from and relate poorly to the planned layout of Woodview, resulting in overlooking from those dwellings. There is no justification for the proposal such that an exception should be made.**
- 2 Pontshill does not have the level of services or public transport necessary to consider it an appropriate place for further housing development. As a consequence the occupants of the proposed dwelling would rely on the use of private transport. Consequently the proposal is not considered sustainable. Accordingly, the proposal conflicts with policies S1, S2, S3 and S6 of the Herefordshire Unitary Development Plan 2007, and the advice relating to sustainable development contained in Planning Policy Statement 1: Delivering Sustainable Development, Planning Policy Statement 3: Housing, Planning Policy Statement 7: Sustainable Development in Rural Areas and Planning Policy Guidance 13: Transport.**
- 3 There is insufficient site frontage available to provide adequate visibility splays to provide safe access to the development. Also the planned driveway will lead to conflict to drivers. Accordingly, the proposal conflicts with policies S6 and DR3 of the Herefordshire Unitary Development Plan 2007.**

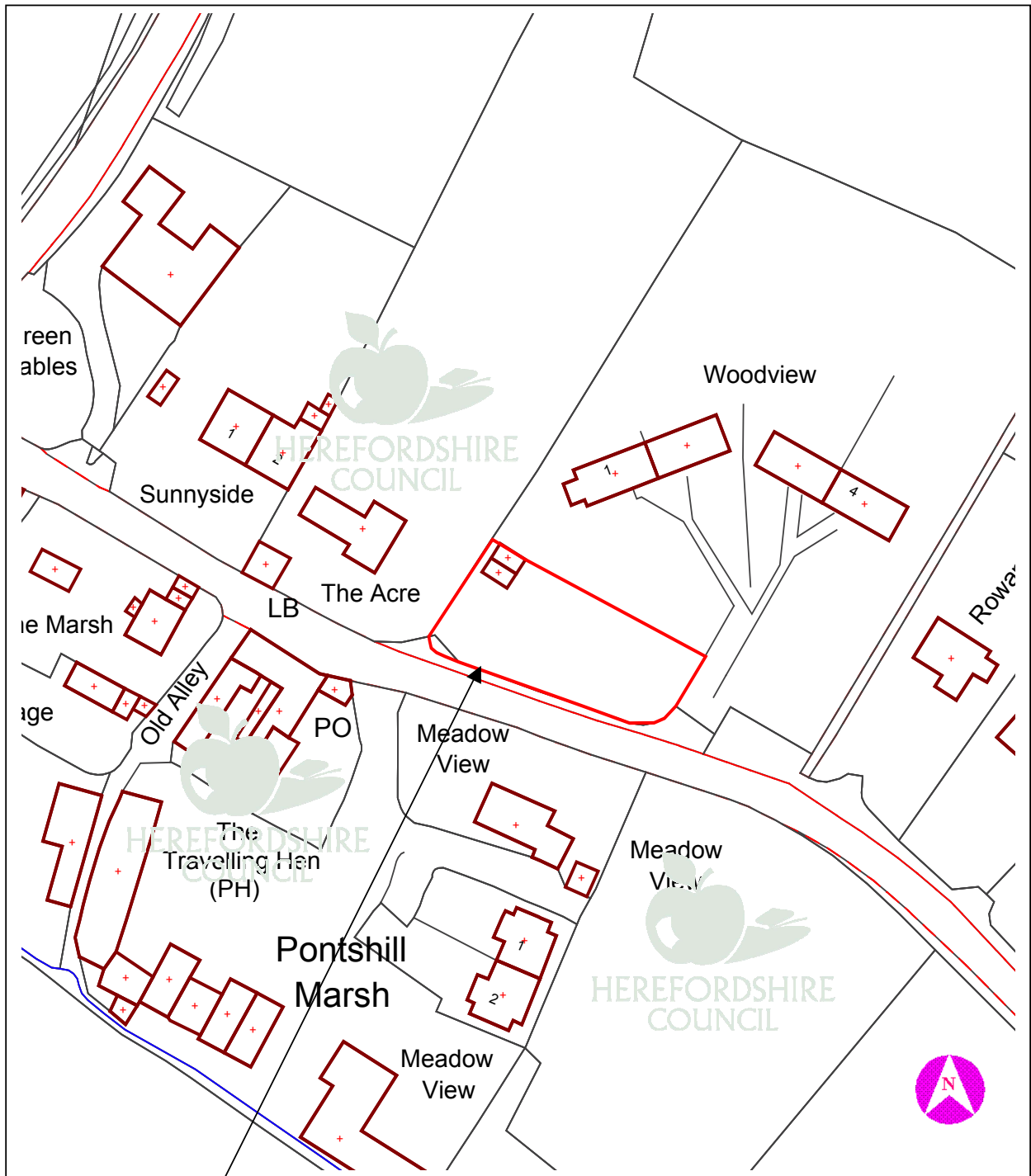
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: DCSE2008/0710/O

SCALE : 1 : 924

SITE ADDRESS : 1 Woodview, Pontshill, Ross-on-Wye, Herefordshire, HR9 5SY

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005