

8 DCSW2008/0911/RM - NEW DWELLING IN GARDEN OF SANDRIDGE, SANDRIDGE, BARRACK HILL, LITTLE BIRCH, HEREFORD, HR2 8AY.

For: Mr R Poole & Mrs G Phillips per Mr C Goldsworthy, 85 St Owens Street, Hereford, HR1 2JW

Date Received: 3 April 2008

Ward: Pontrilas

Grid Ref: 50428, 32276

Expiry Date: 29 May 2008

Local Member: Councillor RH Smith

1. Site Description and Proposal

- 1.1 The proposal site known as Sandridge lies to the western side of Barrack Hill U/C 71609 and is accessed via an unadopted driveway known as Eden Lane serving six dwellings. It is situated within large grounds, providing parking and a double garage to the south-west and Sandridge, a modern bungalow, is to the west. The boundary to the north is of a low stone wall adjoining the unadopted driveway. To the east adjoining the highway there is post and rail fencing situated behind hedgerow and various trees. There are two yew trees situated to the north-eastern corner overhanging the junction of the U/C 71609. To the southern boundary lies Anfield House, which is bounded by high evergreen hedging.
- 1.2 The proposal seeks reserved matters for the layout, scale, appearance and landscaping for a four bedroom dwelling to be constructed within the grounds of Sandridge to the east. The dwelling will be situated at an angle to the north-west within its plot measuring 11m (l) x 6m (w) x 7m (h). The existing access will remain to serve both properties where the drive would curve to the north-west elevation to provide outside parking. The dwelling will be constructed using feather-edge boarding under a blue/black slate and landscaped with lawned gardens, a terrace area to the south-west and further indigenous mixed hedgerow along the roadside boundary.
- 1.3 The site does not form part of a smaller settlement of Kingsthorpe and as such the site lies within open countryside. Nonetheless, the principle of development has been established pursuant to Outline application SW2008/2534/O.

2. Policies

2.1 Planning Policy Statement

PPS1	-	Delivering Sustainable Development
PPS7	-	Sustainable Development in Rural Areas

2.2 Herefordshire Unitary Development Plan

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR4	-	Environment

- Policy H6 - Housing in Smaller Settlements
- Policy H7 - Housing in the Countryside Outside Settlements
- Policy H13 - Sustainable Residential Design

3. Planning History

- 3.1 DCSW2006/3917/O New dwelling in garden - Refused 05.02.07
- DCSW2007/1087/O New dwelling in garden - Refused 14.05.07
- DCSW2008/2543/O New dwelling in garden - Approved 28.09.07

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 The Traffic Manager's observations are as follows:

"The parking layout does not show parking or turning for the new house, if 2 cars were parked against the retaining wall, they would need to reverse to the garage to turn, there could be a turning area where it is identified as lawn on drawing number 05/437/06a. There is no garage shown for the new property, there needs to be secure cycle parking facility. Recommends conditions".

- 4.3 Further observations were received from the Traffic Manager on the 9th May 2008, referring to Agent's letter dated 30th April 2008 and states the following:-

"Cycle parking for the property will need to be stand alone and not rely on the neighbouring property, even if they are in the same ownership at present. If half the double garage was owned by the new house then this would be acceptable, without this, it may be difficult to guarantee garage and cycle parking for the future."

5. Representations

- 5.1 The applicants agent has submitted a Design and Access Statement. The following points are raised:

- The proposed plans show a compact four bedroom dwelling, south facing terrace and lawned gardens and two new parking spaces to the side.
- The dwelling will have a maximum internal floor area of 100sq. m.
- No structures such as additional garaging are proposed.
- Featheredge boarding to the cottage-style building will be traditional in appearance with natural materials and natural slate pitched roof.
- The dwelling will be ecological and 'carbon-free' within a budget and designed as a life-time home.
- Provisions for three bedrooms on the first floor and fourth bedroom on the ground floor for the future.
- The building will incorporate geothermal heating, rainwater harvesting and solar panels.

- Extended porch areas give shading during the summer months from excessive solar gain, allowing winter sun into the living areas.
 - Landscaping for the dwelling involves little alteration, however, includes a new hedge adjoining Barrick Hill being planted with a mixture of ingenious species. Existing trees will be retained.
 - Access is shared.
 - There is a level approach to the new dwelling from the parking area to provide direct access from the car parking into principle floor level.
 - The dwelling provides level access to all rooms as well as external areas.
- 5.2 In a further letter from the Agent dated 30 April 2008, the following main planning issues are raised:

- Amended site plan showing reduction in the length of the porch at the rear of the house.
- Information regarding secure cycle parking. Confirm that applicants have use of half the double garage in the shared parking/turning between the houses.
- Garage will be used for dedicated secure lock-up for bicycles.
- Garages have two separate lockable doors, one of which will be controlled by occupants of new dwelling.
- Applicants wish to avoid laying more hard surfaces and will use shared access to exit site in forward gear.

- 5.3 Much Birch Parish Council makes the following observations:

"The proposed dwelling is too large for the surrounding area in relation to other properties in this location. The design is also inappropriate and it is observed that this dwelling would overshadow other properties close by application. Objection and unsupported".

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 in the determination of the application are considered to be the impact upon the character and appearance of the area, neighbouring amenity and highway safety.
- 6.2 Policy DR1 sets out the need for all developments to achieve architectural and urban design solutions, which reflect and enhance local distinctiveness, retain site features and respect their landscape and townscape context. Policy H13 provides more specific policy guidance, which sets out a checklist of considerations to achieve sustainable residential environments.
- 6.3 The proposal has been designed as a gabled two-storey dwelling with an attached single storey hipped element that wraps around the east, south and west elevations which forms a canopy measuring one metre in width. The design of the canopy enables rainwater harvesting as well as providing shade in the summer and sunlight during the winter. Solar panels will also be situated on this section of the roof. The dwelling will be constructed of featheredged boarding under a blue/black slate roof. The grounds will be lawned providing a terrace area to the south and east elevations having a gravelled driveway and an area of parking for two cars to the north-west. The dwelling will be developed as a life-time home being ecological and carbon-free that

creates an internal layout benefiting from adaptable rooms for living on the ground floor and low level access to ensure future needs of disabled users.

- 6.4 Discussions regarding the area of canopy and its requirement were held with the Agent, to seek whether the roof area could be reduced. Having explained the need of the canopy in terms of rainwater harvesting, shading and log storage, the canopy was reduced in length on the west elevation to be in proportion with the east elevation and as such amended plans were received on the 1st May 2008. Overall, the design whilst driven by environmental standards, is considered to be acceptable having regard to the mixed character of dwellings within the locality.
- 6.5 The size of the four bedroom dwelling provides 98.67sq. m internal space, this being the required size of such development outlined under Policy H.6. The scale of the dwelling is considered to be acceptable in terms of its height and mass. It has been positioned at an angle to the north-west section of the garden being set back 5m from the roadside boundary and 1m from the evergreen hedging to the south. Its orientation within its plot has had regard to the neighbouring properties to the north and south in terms of overlooking and shadowing as well as ensuring there is sufficient external space for the dwelling. The proposal has made the best use of the land in order to ensure that the resultant scheme would not be visually harmful upon the character and appearance of its surroundings nor have an adverse affect upon the neighbouring amenity referred to.
- 6.6 The objections raised by the Parish Council are noted, however, as referred to above, the area of Little Birch offers a wide mix of design, types and size of dwellings that are either constructed of stone, brick, render and boarding. The dwelling in terms of its size and design would not be incongruous or harm the visual character and appearance of the surrounding area. Its layout within the site has ensured that both north and south elevations have no windows to harm the privacy of adjoining neighbours, at Anfield to the south and Elland Cottage to the north.
- 6.7 The concerns of the Traffic Manager are noted regarding secure cycle parking and use of one garage for the dwelling. The Agent has stated that such requirements will be provided, as such it would be unreasonable to condition.
- 6.8 The proposed dwelling within the grounds of Sandridge is considered to comply with Policies S1, S2, DR1, DR2 and H13 of the Herefordshire Unitary Development Plan and accordingly is recommended for approval.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1 A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 B03 (Amended plans)

Reason: To ensure the development is carried out in accordance with the amended plans and to comply with the requirements of Policy DR1 of Herefordshire Unitary Development Plan

3 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

4 Before work commences, details of windows and their openings, doors and their openings at a minimum scale of 1:5 for general arrangements shall be submitted to the local planning authority. The work shall be subsequently only be carried out in accordance with details which have been approved in writing by the local planning authority.

Reason: To ensure the satisfactory appearance of the development so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan.

5 D06 (External finish of flues)

Reason: To ensure the satisfactory appearance of the development so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan.

6 Before development commences, details or specification of the type and size of the solar panels to be situated on the roof shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of visual amenity so as to ensure that the development complies with the requirements of Policy DR1 of the Herefordshire Unitary Development Plan.

7 F15 (No windows in side elevation of extension)

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

8 H10 (Parking - single house)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan

9 G02 (Retention of trees and hedgerows)

Reason: To safeguard the amenity of the area and to ensure that the development conforms with Policy DR1 of Herefordshire Unitary Development Plan

10 G12 (Hedgerow planting)

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

Informative(s):

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

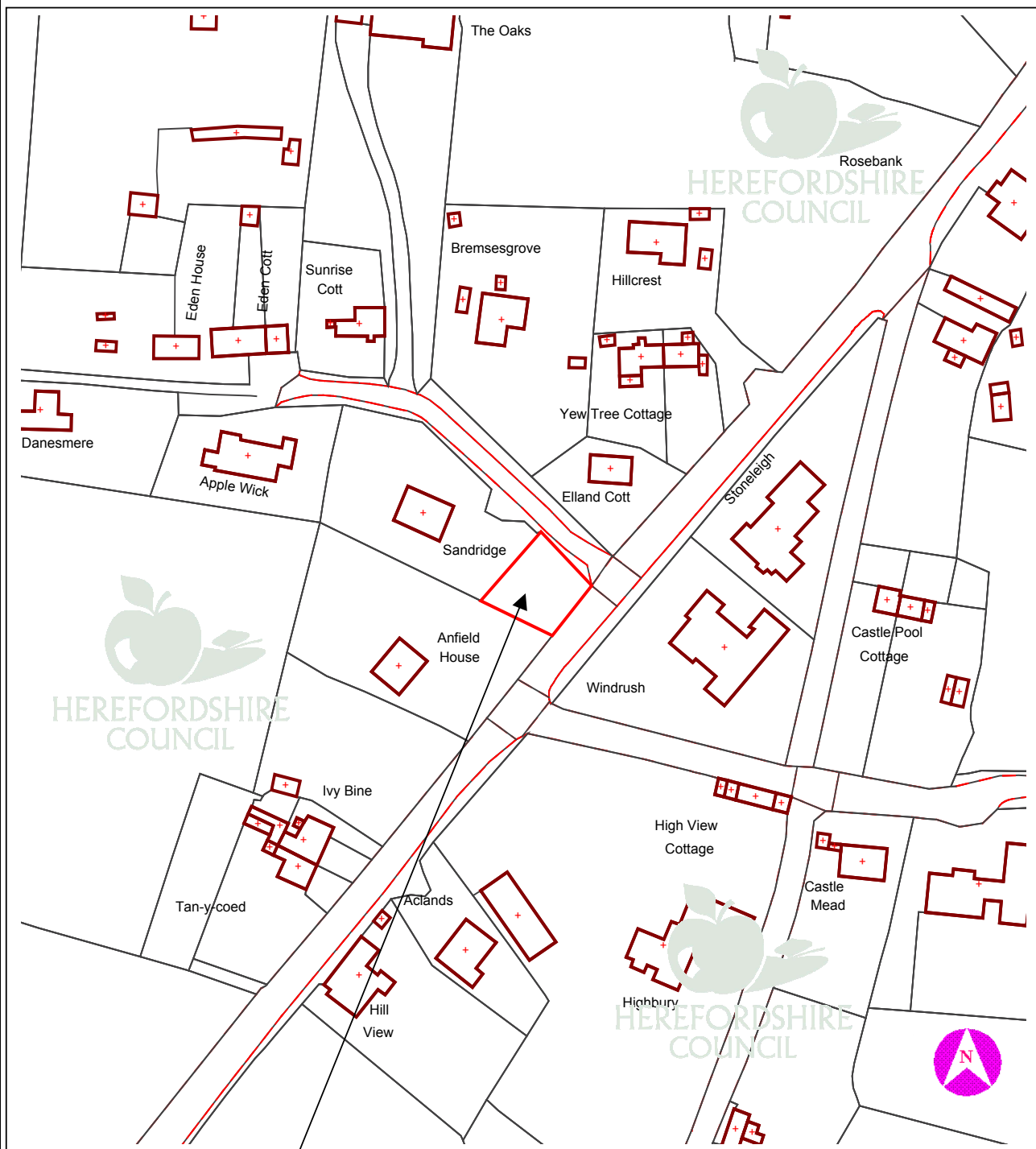
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2008/0911/RM

SCALE : 1 : 1250

SITE ADDRESS : Sandridge, Barrack Hill, Little Birch, Hereford, Herefordshire, HR2 8AY

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