

**6 DCCE2003/2800/F - PROPOSED NEW DWELLING
LAND ADJOINING STONEY YELD, HOLME LACY,
HEREFORDSHIRE****For: Mr. G. Dyer, per Mr. N. La Barre, 38 South Street,
Leominster, Herefordshire, HR6 8JG****Date Received: 16th September 2003 Ward: Hollington Grid Ref: 55660, 35867****Expiry Date: 11th November 2003**

Local Member: Councillor W.J.S. Thomas

1. Site Description and Proposal

- 1.1 The 0.07ha application site is located on the north-east side of River View Close, to the rear of 21 River View Close and within the Holme Lacy Settlement. It presently forms part of the level rear garden of Stony Yeld.
- 1.2 The proposal is to erect a single detached two storey house of some 200 sq m excluding attached double garage. The house would be 'L'-shaped with principal elevations facing north-west and south-east. Access would be via a new driveway from River View Close.

2. Policies

2.1 South Herefordshire District Local Plan:

GD1	-	General Development Criteria
C2	-	Settlement Boundaries
C8	-	Development within AGLV
SH8	-	New Housing Development Criteria in Larger Villages
SH14	-	Siting and Design of Buildings
SH15	-	Criteria for New Housing Schemes

2.2 Herefordshire UDP (Deposit Draft):

S1	-	Sustainable Development
S2	-	Development Requirements
DR1	-	Design
H6	-	Housing in Smaller Settlements

3. Planning History

- 3.1 CE2000/1078/F - Construct two dwellings with detached garages and formation of garden for Plot 21. Withdrawn 6th September, 2000.
- 3.2 CE2002/0161/O - Site for two dwellings. Refused 25th February, 2002.
- 3.3 CE2002/0715/O - Site for new bungalow. Approved 0th April, 2002.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: Recommend conditions.

Internal Consultation Advice

- 4.2 Head of Transportation and Engineering: No objection subject to conditions.

5. Representations

- 5.1 Holme Lacy Parish Council: The first application on this plot for two houses was turned down because 'it was an inappropriate form of backland development with unsatisfactory layout, which would be cramped, overcrowded, out of keeping with the surrounding area and would detract from the privacy and amenity of existing dwellings'. Outline planning permission was then granted for a bungalow. This is a very large five-bedroom property with double garage which the Parish Council feels is too overpowering for the size of the plot and is repeating many of the faults of the original refused application.

- 5.2 One third party objection letter has been received from No. 1 River View Close summarised as follows:

- Loss of light from two storey house.

- 5.3 The full text of this letter can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The main issues on this case are the impact of the two storey house on the amenities of neighbouring properties and the general character of the area. The principle of residential development at the site has been established by the extant outline planning permission, albeit for a single dwelling only.

- 6.2 The full planning application is for a two storey house. Policy SH8 of the Local Plan sets out detailed criteria for new housing within the Settlement boundaries requiring it to be, in particular, of a scale to complement the size, scale and character of the Settlement and not to be intrusive. Policy GD1 requires new development to respect neighbour's privacy and amenity.

- 6.3 The proposal complies with the policy requirements, the house 'sitting' satisfactorily on the site without appearing cramped or overcrowded, or being intrusive. With regard to privacy, the house has been designed and sited to prevent adverse relationships with nearby houses, even now with its first floor accommodation. Roof height is relatively low (7m), and this, together with the retained gaps with adjoining properties, would ensure no overbearing relationships or loss of light. Views towards the nearest house, No 21, would be largely obscured by the garage at this house. Other adjoining neighbours are sufficiently distanced and/or screened to ensure no adverse relationships. No. 1 River View Close has an elevation to elevation distance with the new house of some 33m which would limit any adverse impact.

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 A07 (Development in accordance with approved plans)

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3 B01 (Samples of external materials)

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

4 E09 (No conversion of garage to habitable accommodation)

Reason: To ensure adequate off street parking arrangements remain available at all times.

5 F22 (No surface water to public sewer)

Reason: To safeguard the public sewerage system and reduce the risk of surcharge flooding.

6 Foul water and surface water discharges must be drained separately from the site.

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

7 F48 (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.

8 G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

9 G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

10 G18 (Protection of trees)

Reason: To ensure adequate protection to existing trees which are to be retained, in the interests of the character and amenities of the area.

11 H13 (Access, turning area and parking)

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

Notes to Applicant:

- 1 HN01 - Mud on highway**
- 2 HN05 - Works within the highway**
- 3 There are no foul/surface water sewers in the immediate vicinity. It is therefore likely that off-site sewers will be required to connect to the public sewerage system. If a connection is required to the public sewerage system, the developer is advised to contact the Dwr Cymru Welsh Water's Network Development Consultants on 01443 31155.**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.