

9 DCSE2003/2696/F – CONSTRUCTION OF DETACHED DWELLING WITH ASSOCIATED MEANS OF ACCESS AND GARAGE AT FORMER RAILWAY LAND, FRONTING MICHELDEAN ROAD, LEA, HEREFORDSHIRE

For: Ms J.S. Savidge per Clive Petch Architects, 3 Tebbit Mews, Winchcombe Street, Cheltenham, GLOS GL52 2NF

Date Received: 5th September 2003 Ward: Penyard Grid Ref: 6584 2130

Expiry Date: 31st October 2003

Local Member: Councillor H Bramer

1. Site Description and Proposal

- 1.1 The site comprises part of the embankment of a former railway line on the east side of the Lea - Mitcheldean Road, together with an irregularly shaped area to the north. The latter is to the rear of Station House, which fronts the road, and includes an access on to that road. The site is within a line of houses along the east side of the Lea - Mitcheldean Road, with clusters of houses to the east and west off Noden Drive and Orchard Close.
- 1.2 It is proposed to erect a single dwelling on the embankment. This would be two-storeyed but with the upper floor within the roof slope and lit, front and back, by dormer windows. In addition a narrow two-storeyed gabled section would project from the rear elevation, with a small single-storey projection (utility room) from the north-east corner. The external materials would be facing bricks and concrete interlocking tiles.
- 1.3 The access referred to above would be altered to improve visibility along the road. This would be achieved in part by a localised narrowing of the road. The access drive would lead beyond the rear of Station House to a new double garage.
- 1.4 The siting of the new house would be roughly mid-way between Station House and 6 Stockholm Place, the adjoining house to the south. The latter is set well back from the road, with a significantly higher floor level. The proposed house would be positioned part way back but at a similar floor level to Station House, as the embankment would be reduced in height.

2. Policies

2.1 Planning Policy Guidance

PPG3	Housing
PPG.7	The Countryside: Environmental Quality and Economic & Social Development

2.2 Hereford and Worcester County Structure Plan

Policy CTC2	Area of Great Landscape Value
Policy H18	Housing in Rural Areas
Policy H16A	Housing in Rural Areas

2.3 South Herefordshire District Local Plan

Policy C5	Development within Areas of Outstanding Natural Beauty
Policy SH6	Housing Development in Larger Villages
Policy SH7	Residential Proposal Sites in Larger Villages
Policy SH8	New Housing Development Criteria in Larger Villages
Policy SH14	Siting and design of buildings
Policy SH15	Criteria for new housing schemes
Policy GD1	General Development Criteria
Policy T3	Highway Safety Requirements

2.4 Unitary Development Plan – Deposit Draft

Policy H4	Main Villages : Settlement Boundaries
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3. Planning History

3.1 No recent applications have been submitted relating to this site.

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water recommends that conditions be imposed.

4.2 Rail Property Ltd has no objection to the proposal as it does not retain any property or structures in the immediate vicinity.

Internal Council Advice

4.3 Head of Engineering and Transportation recommends that conditions be imposed.

5. Representations

5.1 The applicant's agent makes the following submission:

- (1) The siting of the dwelling is in accordance with earlier discussions and vehicular access is shown via an altered access point into the adjacent land.
- (2) Highway consultants have negotiated with the county highway authority and we believe the proposals are acceptable

5.2 Parish Council make the following comments:

Two councillors have pointed to the danger of exiting onto the already busy B4224 and suggest that access onto the road should be gated for security to this and the neighbouring property.

One councillor suggests that the garage should be positioned nearer to the house as this would be less intrusive to the neighbouring property.

Otherwise, there have been no objections.

5.3 Two letters have been received expressing objection/concern. In summary the following reasons are given:

- (1) serious reservations about the position of the garage - this should be to the south, nearer the new house and within the obvious boundary of that property,
- (2) concerned by very close proximity of access way which opens up rear of objectors property, exposing it to possible intruders,
- (3) Mitcheldean Road is busy and another dwelling would increase the danger to pedestrians - will the Council provide a footway along that stretch of road for safe access to bus stop on A40 by Lea Church?
- (4) visibility splay encroaches on part of adjoining property,
- (5) bees are kept close to proposed building site and anxious that this does not give rise to complaints,
- (6) more positively one writer considers that design and position of house do not seriously affect privacy and hope that trees shown on the plan remain to ensure not overlooked.

The full text of these letters can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The application site is within the defined settlement of Lea and in principle the erection of a further house accords with statutory policies. The siting and design of the house are considered to be acceptable. In design it reflects the style of the semi-detached houses to the south although being at a similar level to Station House, could perhaps have equally well have echoed the latter's more traditional design.
- 6.2 The access drive is close to the rear of Station House particularly at the northern end (about 8 metres at the nearest). This is not ideal but there may be scope for a fence and/or hedge to maintain privacy and reduce noise disturbance.
- 6.3 The access would have the visibility standards required by the head of Engineering and Transportation and should not therefore add to dangers on the highway. There are about 40 houses in this part of Lea and it is not considered that adding one further dwelling would add significantly to the problems of pedestrians resulting from the absence of footway.

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 B01 (Samples of external materials)

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

3 G04 (Landscaping scheme (general))

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

4 G05 (Implementation of landscaping scheme (general))

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

5 Before any other works hereby approved are commenced the access and visibility splays shown on drawing nos 0306-02 Figures 1 and 2 shall be provided in accordance with a specification to be submitted to and approved in writing by the local planning authority at a gradient not steeper than 1 in 12.

Reason: In the interests of safe and free flow of traffic on the highway.

6 H05 (Access gates)

Reason: In the interests of highway safety.

7 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.

8 H27 (Parking for site operatives)

Reason: To prevent indiscriminate parking in the interests of highway safety.

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

Reason: To protect the integrity of the Public Sewerage System.

10 No land drainage run-off will be permitted to discharge to the public sewerage system.

Reason: To prevent hydraulic overload of the Public Sewerage System and Pollution of the Environment.

INFORMATIVE NOTES

1 HN01 - Mud on highway

2 HN04 - Private apparatus within highway

3 HN05 - Works within the highway

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.