

10 DCSE2008/2927/RM - PROPOSED ERECTION OF A TWO STOREY DWELLING BEECHGROVE, GOODRICH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6JE.

**For: Mr J Anderson, per Mr S Barter, A & S Studios,
The Old School House, Church Road, Clehonger,
Herefordshire, HR2 9SD.**

Date Received: 3 December 2008 Ward: Kerne Bridge Grid Ref: 57142, 18914

Expiry Date: 28 January 2009

Local Member: Councillor JG Jarvis

1. Site Description and Proposal

- 1.1 The site lies within Goodrich at Church Pitch, on the southern side of the C1295, at its junction with a green lane. Granton House lies to the west and White Hall also a Grade II Listed Building lies to the south east. The site and surrounding area are within the designated Wye Valley Area of Outstanding Natural Beauty. The site is elevated in relation to the road and lies beyond a tall, stone wall which run parallel with the road, with a mature hedgerow behind. Along the green lane there is a earth bank with trees and hedges.
- 1.2 The site comprises the eastern part of the residential curtilage that serves Beechgrove, a detached dwelling, formerly known as Old Court House Cottage. The Old Courthouse, a Grade II listed building, is situated to the west of the site including the means of access. Within the site the land levels are higher than the road and slope down from west to east, similarly to the surrounding area. The appeal site is essentially 'L' shaped. The site is a corner plot of land between the southern side of the C1259, a narrow lane, and its junction with a Green Lane. Access to Beechgrove is gained off the green lane. The predominant surrounding land use is residential and generally consists of large, detached properties occupying large plots.
- 1.3 This is a Reserved Matters application, outline planning permission was granted at appeal (reference SE2005/3592/O). It is proposed to erect a detached 1 storey dwelling, with a crucifix plan form. Vehicular access would be shared with Beechgrove, off the green lane. The property would include an attached double garage, with accommodation over and in summary would comprise a dining room, kitchen, utility room, W.C, living room, hallway and study at ground floor with 4 bedrooms, one with ensuite facilities, bathroom, box room and landing area above.
- 1.4 The footprint of the proposed dwelling would be some 15 metres in length and 13.2 metres in width, orientated approximately east/west. It would be some 8.6 metres, at its nearest point, to Beechgrove. The cross wing would be set back some 0.6 metres from the central part of the eastern elevation. The roof ridge height would be 7.6 metres, with a chimney of 1.5 metres above.

- 1.5 Essentially the design of the dwelling would have the characteristics of an Edwardian property, incorporating a jettied first floor to the eastern elevation and detailing at first floor.

2. Policies

2.1 Planning Policy Guidance:

- PPS1 - Delivering sustainable development
PPS7 - Sustainable development in rural areas

2.2 Herefordshire Unitary Development Plan 2007:

- S1 - Sustainable development
S3 - Housing
DR1 - Design
DR2 - Land use and activity
DR4 - Environment
H4 - Main villages: settlement boundaries
H13 - Sustainable residential design
H16 - Car parking
T11 - Parking provision
LA1 - Areas of Outstanding Natural Beauty
LA3 - Setting of settlements
LA5 - Protection of trees, woodlands and hedgerows
LA6 - Landscaping schemes

3. Planning History

- 3.1 SE2005/2655/O - Proposed two storey detached dwelling - withdrawn 21.09.2005
3.2 SE2005/3592/O - Erection of a detached dwelling with ancillary works - refused 31.12.2005 - appeal allowed 17.05.2006
3.3 SE2007/1994/F - Erection of two detached dwellings with ancillary works - refused 14.08.2007 - appeal dismissed 30.01.2008
3.4 SE2008/1507/F - Proposed erection of a two storey dwelling - withdrawn 30.07.2008.

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non statutory consultations required.

Internal Council Advice

- 4.2 The Traffic Manager recommends conditions and a financial contribution to public transport and park and ride provision.
4.3 The Conservation Manager is satisfied that the scheme would fit comfortably into its context and has been designed from first principles following examination of local characteristics and precedents.

5. Representations

- 5.1 Goodrich Parish Council consider that the siting of the new building is not ideal and question whether if the driveway is to be tarmaced there should be provision for a soakaway to prevent water flooding the green lane.
- 5.2 Three letters of representation have been received from John and Rosemary Ryan of Chy Carne, Mrs Hunter of The Old Courthouse and John and Elizabeth Bloxham of Granton House (and owners of Granton Lodge), Goodrich. The main points raised are:
- proposed house would look directly into our garden (Chy Carne)
 - would be an intrusion upon a quiet country road
 - site is on a nasty bend and would increase traffic hazards
 - steps on the corner of the road and the green lane would be dangerous, occupants of the new house may park on the corner to unload shopping etc, rather than carry it through the house
 - principle of development is not an issue, but design, materials and size would be out of character with the area
 - the irregular form and integral garage hardly constitutes 'cottage style', despite the addition of joinery on fascias and barges
 - there are no red brick properties in the area, the construction should be stone and a single storey building
 - Granton House and Granton Lodge would be overlooked, light restricted and a loss of privacy would result. This may be the same for The Old Courthouse, Chy Carne and Upper Granton
 - It is proposed to reduce the height of the hedge. This would allow further exposure to properties
 - No details of the slab level, so to reduce the overall height of the dwelling
 - Property would not be designed to accommodate disabled or less ambulant people, a single storey building would be better
 - Surface water draining into the green lane would exacerbate the already muddy state of the lane
- 5.3 The notification period does not elapse until 19 January 2009. Any additional representations received will be summarised in the update sheet.
- 5.4 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 considerations in the determination of this application are the principle of residential development on the site, the impact on the character of the area, the affect on residential amenity and highway safety.
- 6.2 The site lies within the main village of Goodrich, where there is a presumption to permit new residential development, subject to compliance with certain, specified criteria. Furthermore, the principle of residential development of the site, for one dwelling, was established at appeal (SE2005/3592/O). At appeal, the Inspector concluded that a dwelling could be accommodated on the site and if designed appropriately could avoid intrusive overlooking, loss of privacy and sunlight etc. It was considered that vehicular access should be taken off the Green Lane and be shared with Beechgrove. This scheme proposes to utilise the existing access to Beechgrove, off the Green Lane.

- 6.3 The site lies in an attractive part of Goodrich and is particularly sensitive, being a corner plot set behind an attractive stone wall. The scheme would retain the existing wall and majority of the hedge, although it is proposed to remove existing diseased trees and reduce the height of some of the beeches. The proposed dwelling on the site would be visible, by reason of the higher land levels within the site from the road and the height of the dwelling. However, this by itself, is not unacceptable.
- 6.4 The orientation of the dwelling would relate well to the boundaries and its position would be sufficiently distant from the boundary with Beechgrove so that it would not appear cramped. The dwelling to plot ratio would not be significantly dissimilar to others within the local vicinity. Whilst the roof ridge height would be some 7.6 metres the eaves would be 3.8 metres, with first floor windows contained within gables or lucarnes. This ensures that the scale and mass of the dwelling would not be imposing in the rural street scene. Principally it would be the roof that would be visible from the adjacent highway and by virtue of its design it would not be prominent or harmful to the established character of the area. The Conservation Manager considers that the dwelling would be appropriate in its context. The site is already well landscaped and further landscaping is proposed to the western boundary, with The Old Courthouse. A condition would be necessary to ensure the landscaping was acceptable for the location and would provide adequate screening between the two sites. Due to the satisfactory design and scale of the building, the lower land levels that the dwelling would occupy in relation to The Old Courthouse and the proposed landscaping, the setting of the listed building would not be adversely affected.
- 6.5 The site is within the Wye Valley Area of Outstanding Natural Beauty, where policy LA1 seeks to protect the scenic quality of the landscape. In this location, within the village, with residential development surrounding the provision of a dwelling, of the scale, mass and design proposed would be neither intrusive or prominent in the landscape. From Coppet Hill the roof of the proposed property would be visible, but this would be read in conjunction with the surrounding development and would be appropriate in this context.
- 6.6 With regards the impact on neighbouring properties, there would be some 35 metres between the nearest elevations of the proposed dwelling and Chy Carne. Due to the orientation of the properties in relation to one another the angles would be oblique and therefore there would be no unacceptable loss of privacy between the two properties. In addition, due to the distance separation and orientation of the dwellings, and the size of curtilages any impact upon the amenity within the garden would be minimal. Turning to the impact upon Granton House, the dwelling would be some 15 metres from the boundary and visually divorced by the mature hedge and trees and sunken green lane. Granton House has a stone building, fronting the green lane, which does not have any windows overlooking the lane. On this basis the development would not adversely overlook Granton House. By reason of the existing mature landscaping along the green lane boundary, the existing roadside building at Granton House and the height of the proposed dwelling, the proposal would not be overbearing to Granton House. In respect of Granton Lodge, due to the difference in levels and the position of windows within the proposed dwelling, the scheme would not be detrimental to the amenity of occupants of Granton Lodge.
- 6.7 In terms of traffic generated from the site one additional dwelling would not be unacceptable. This view was confirmed at appeal. The shared access, with Beechgrove, off the green lane would ensure that the stone boundary wall with the C1295 would not be altered. In this rural location a tarmaced driveway would be inappropriate. A permeable surface would be preferable and details of the surfacing and drainage of the driveway should be submitted prior to the commencement of development. In respect of the pedestrian steps on the corner of the C1295 and the Green Lane there are already steps

and a pedestrian gate into the garden in this location, albeit overgrown by the hedgerow. Planning permission would not be required for this aspect of the scheme, in itself. However, taking into account the proposed driveway and parking area it would be unlikely that future occupiers of the property would park on the corner of the C road and the green lane to unload shopping and if indiscriminate parking did occur it would be covered by other legislation. A financial contribution would not be required under the provisions of the Supplementary Planning Document – Planning Obligations, because planning permission was granted in 2006, at appeal, prior to the adoption of the Supplementary Planning Document and this application relates to the approval of the reserved matters.

- 6.8 Details of tree planting drainage and siting of the access are controlled by conditions attached to the Outline Planning Permission.
- 6.9 In conclusion, the proposed development for a single dwelling on the site is acceptable in principle by virtue of policy H4 of the Herefordshire Unitary Development Plan and the appeal decision in 2006. In terms of the detailed proposal this would not be harmful to the rural street scene, Area of Outstanding Natural Beauty, amenity of neighbouring properties, setting of nearby listed building or highway safety.

RECOMMENDATION

That planning permission 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 F07 (Domestic use only of garage)

Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling and to comply with Policy H18 of Herefordshire Unitary Development Plan.

3 F08 (No conversion of garage to habitable accommodation)

Reason: To ensure adequate off street parking arrangements remain available at all times and to comply with Policy H18 of Herefordshire Unitary Development Plan.

4 F14 (Removal of permitted development rights)

Reason: In order to protect the character and amenity of the locality, to maintain the amenities of adjoining property and to comply with Policy H13 of Herefordshire Unitary Development Plan.

5 F15 (No windows in elevations of dwelling)

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

6 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.

7 H21 (Wheel washing)

Reason: To ensure that the wheels of vehicles are cleaned before leaving the site in the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

8 H09 (Driveway gradient)

Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

9 H27 (Parking for site operatives)

Reason: To prevent indiscriminate parking in the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

INFORMATIVES:

- 1 HN01 - Mud on highway**
- 2 HN04 - Private apparatus within highway**
- 3 HN05 - Works within the highway**
- 4 HN10 - No drainage to discharge to highway**
- 5 HN21 - Extraordinary maintenance**
- 6 N19 - Avoidance of doubt - Approved Plans**
- 7 N15 - Reason(s) for the Grant of PP/LBC/CAC**

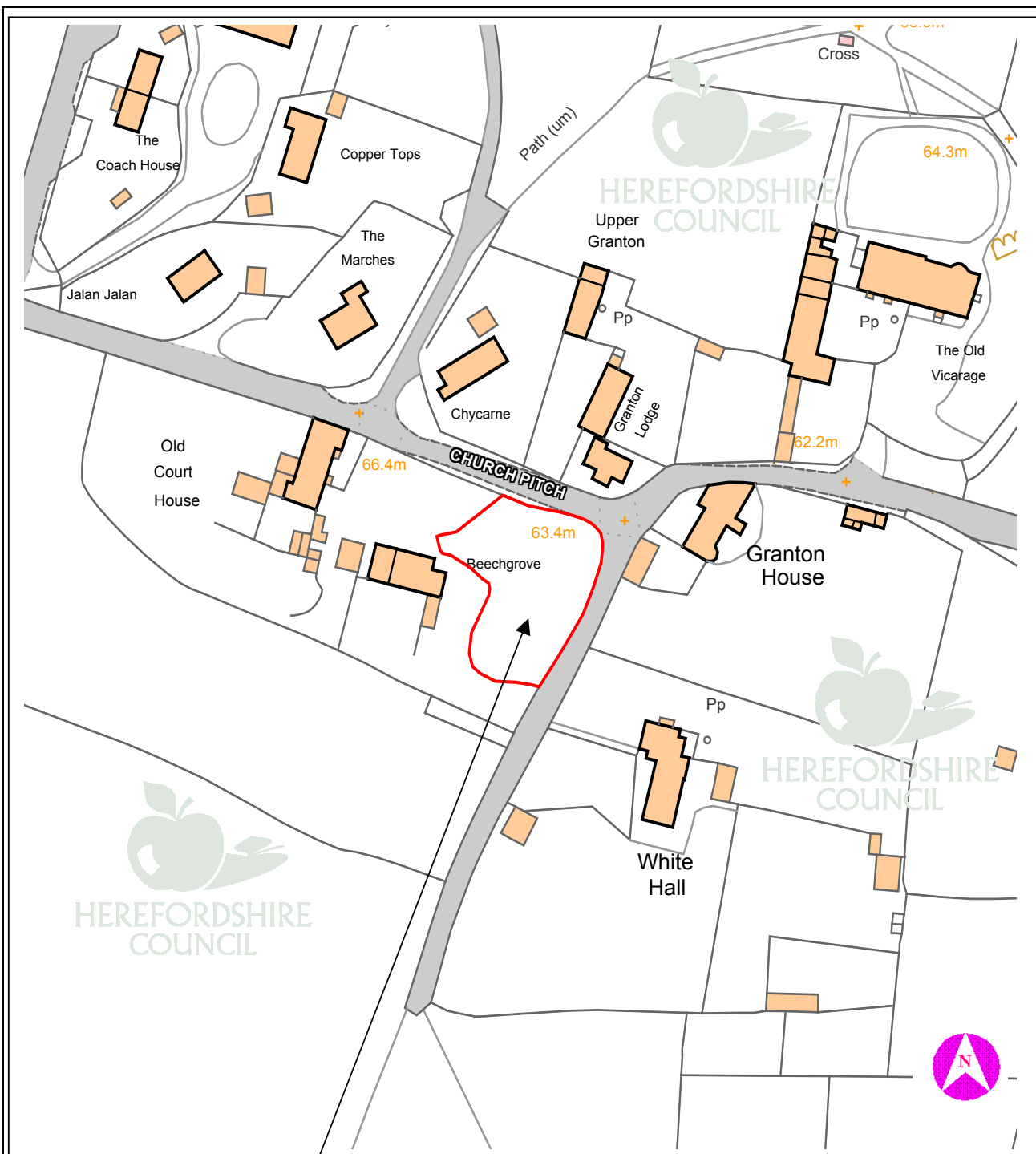
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2008/2927/RM

SCALE : 1 : 1250

SITE ADDRESS : Beechgrove, Goodrich, Ross-on-Wye, Herefordshire, HR9 6JE

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