

**8 DCSW2008/2348/RM - DETACHED DWELLING AT LAND ADJACENT TO ORCHARD HOUSE, LOWER WRIGGLESBROOK, KINGSTHORNE, HEREFORD, HR2 8AW.**

**For: Mr. & Mrs. C. Lynne per Andrew Last, MCIAT, Brookside Cottage, Knapton Green, Hereford, Herefordshire, HR4 8ER.**

**Date Received: 17 September 2008**

**Ward: Pontrilas Grid Ref: 50266, 31847**

**Expiry Date: 12 November 2008**

Local Member: Councillor RH Smith

**1. Site Description and Proposal**

- 1.1 The application site comprises part of the garden area for Orchard House (formerly known as No. 7 Cherry Orchard). The property has been refurbished and the extensive garden area rises steeply from the Wrigglesbrook Lane, an unclassified road (U/C 71606), from which access will be gained. There are two existing access points in the north-western and south-eastern corners of the property. The north-western access is currently used informally by the occupants of Glenrosa whilst the south-east access serves Orchard House.
- 1.2 The proposed access will serve both Orchard House and the proposed new dwelling and is positioned in the south-eastern corner of the site. The new access arrangements entail widening the existing access point and reducing its gradient. The other access point will be stopped up. The existing line of evergreen trees and hedging will need to be trimmed back in order to improve visibility along the frontage of the property. The new tarmac driveway will skirt the lower slope of the site before heading up slope to a proposed double garage finished in horizontal feather edge boarding under an interlocking concrete tiled roof. It is 4.3 metres to the ridge.
- 1.3 The new dwelling would be further up the slope from the garage and is cut into the existing ground level. The new dwelling has the appearance of a single storey dwelling to the rear and a two storey dwelling from the roadside elevation. The originally submitted scheme was finished in stonework at ground floor level, brickwork above supplemented by areas of render and timber framing in the apex of the two gable elements. A boarded oriel window is attached to the north-western corner of the new dwelling. The house is 9.3 metres high on the northern end reducing to 8.1 metres for the remaining cross wing and gabled section.
- 1.4 The originally submitted scheme was revised such that the living accommodation on the upper ground floor has been handed with windows facing Cherry Orchard moved onto the south-east elevation. The two visible windows above will be obscure glazed. The position of the dwelling has also been amended such that the house is cut into the slope which will reduce the scale and appearance of this 2½ storey property. The revised plans provide for a brick faced and tiled roofed building. The boarded oriel window feature has been reduced in size and re-positioned on the south-eastern corner of the building.

- 1.5 The application site has the benefit of an extant outline planning permission for a detached dwelling approved by the Southern Area Planning Sub-Committee on 15th February 2006.

## 2. Policies

- 2.1 Planning Policy Guidance:

PPS1 - Delivering Sustainable Development

- 2.2 Herefordshire Unitary Development Plan 2007:

Policy S2 - Development Requirements  
Policy DR1 - Design  
Policy DR2 - Land Use and Activity  
Policy H6 - Housing in Smaller Settlements  
Policy H13 - Sustainable Residential Design  
Policy T8 - Road Hierarchy

## 3. Planning History

- 3.1 DCSW2005/3890/O Detached dwelling. Approved 28th February 2006.

## 4. Consultation Summary

### Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

### Internal Council Advice

- 4.2 Traffic Manager: Recommends conditions be attached to both the improved access serving the two properties and to the access point adjoining Glenrosa. The Traffic Manager has no further comments as regards the revised dwelling.
- 4.3 Public Rights of Way Manager: Has no objection.

## 5. Representations

- 5.1 In the Design and Access Statement the following main points are raised:

### Design:

- sloping site, well screened with evergreen trees, some of which will need to be removed;
- tree planting to replace removed trees;
- dwelling designed on three levels, lower ground floor has master bedroom suite;
- upper ground floor has the living accommodation for the benefit of views; two further bedrooms within roof space;
- appearance from front of a 2 and a half storey dwelling and at the rear it appears to be single storey;
- materials - stone, brick and some rendering; (note: revised application has simplified external appearance of dwelling);
- oriel window is a feature which allows occupants to enjoy beautiful views;

- roof will be covered in plain tiling.

Access:

- existing poor access will be improved such that vehicles can enter site from both directions;
- 2.4m by 40m visibility to be provided;
- reduce slope to access to 1 in 12 and 1 in 8 thereafter;
- detached garage on existing plateau, access to it follows natural contours of the land.

Landscaping:

- hedge planted between new dwelling and Orchard House, it will be a mixed species native hedge;
- some tree planting in the future.

5.2 In a letter received from the applicants the following main points are made in response to representations received by the local planning authority:

- we were not sure where rear building line would be positioned;
- extension built up to our boundary has window just about on boundary line. A fence or hedge will block this view;
- dwelling not visible from road; therefore will not dominate other properties. Obscured from lane;
- side and rear elevations will be as viewed as a bungalow given steepness of site;
- have to build within application site;
- mix of dwelling types in Kingsthorpe including our first dwelling further along the lane and Gothic house on the A49;
- using obscure glass and an oriel window, mixture of old and new. Not an eyesore;
- want to return to a 'woodland feel'. Have started landscaping;
- unsure how our dwelling will impact upon properties above us;
- wonder if we could 'hand' the property.

5.3 In a letter that accompanied revised plans received earlier this year, the applicant's agent makes the following main points:

- main change is that dwelling is handed so as to reduce overlooking of adjoining property;
- upper level of oriel window has also been removed;
- materials have been rationalised such that it will be facing brick and files;
- sectional plans provided demonstrate relationship to adjoining property and how dwelling will be cut into the sloping site.

5.4 The Parish Council make the following observations:

"Unsupported application. It is a considered opinion of the Parish Council that the design of the house is not within keeping of the surrounding properties and will have a direct impact in this area."

5.5 The Parish Council's response to the revised plans received recently is awaited and will be reported verbally.

5.6 Three letters of objection have been received from:

Mr A & Mrs M Nicholls, Cherry Orchard, Kingsthorpe, HR2 8AW.  
GJ Wilden, Austena, Kingsthorpe, HR2 8AU.  
Mr A Pucill, Glenrosa, Kingsthorpe, HR2 8AW.

The following main points are raised:

- two large, overbearing;
- not in keeping, mostly bungalows in vicinity of site;
- too tall;
- loss of daylight;
- loss of trees, therefore of natural landscaping;
- overlooked by number of windows including turret windows;
- should be sited further down slope;
- existing trees and hedges insufficient for screening;
- side elevation in particular too large;
- no objection in principle to property on land.

5.7 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. Any further responses to the revised plans will be reported verbally.

## **6. Officer's Appraisal**

6.1 The application site has the benefit of an extant outline planning permission which establishes the principle of a dwelling on the site. The main issues are the design and impact of the new dwelling and the means of access to and from the site.

6.2 This proposal has been significantly revised in discussion with Officers with the main changes being the placing of the taller element away from Cherry Orchard, the nearest dwelling. This reduces the mass of building on the north-eastern side of the new dwelling and also importantly reduces the number of windows facing Cherry Orchard. This revised proposal also entails re-siting the new dwelling a further 1.4 metres down slope from its original position which has improved its relationship to existing dwellings surrounding the site.

6.3 The design of the building is distinctive having a twin gabled appearance with an oriel window on the south-western corner of the building. The use of facing brick is considered preferable to the mixture of stone, render, brick and timber framing as originally proposed. The dwelling is constructed primarily south-westwards away from Cherry Orchard and will benefit from the views afforded from the site. The dwelling will have the appearance of a dormer bungalow when viewed from Cherry Orchard given that the lower ground floor area for the new dwelling is below the level of the land along the common boundary between the two properties. The ground and first floor levels for Cherry Orchard will still be higher than that of the proposed dwelling. Two windows serving the lounge and facing the garden area including an area of decking will need to be obscure glazed and screened. In its revised form it is considered that there are no reasonable grounds for refusing planning permission which has satisfactorily addressed the concerns regarding loss of privacy.

- 6.4 It is not considered that the new dwelling will impinge upon the amenity of residents living in Little Birch Road which is up slope and to the north-east of the site. The dwellings that adjoin the application site from the north-east conversely overlook the site given their elevated position in relation to the split-level dwelling proposed.
- 6.5 In relation to the overall scale of the dwelling, it is considered that it will sit comfortably within this large plot and with the retention of the most mature trees around the site particularly on the roadside, it is maintained that the dwelling will not have a detrimental impact on the character and appearance of the locality.
- 6.6 The new access will greatly improve the visibility onto the unclassified road by allowing traffic to enter the site from either direction and by facilitating improved visibility to the road frontage. This new access point will serve the existing properties and indirectly improve the access off and onto the highway for two other properties to the north-west, Glenrosa and Cherry Orchard.
- 6.7 The application is supported subject to conditions restricting the installation of additional windows facing Cherry Orchard, obscure glazing windows in the south elevation and specifying the type of facing brick and tiles to be used on the house and garage.

## **RECOMMENDATION**

**That planning permission be granted subject to the following conditions:**

**1 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.**

**2 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.**

**3 F16 (No new windows in specified elevation) (north)**

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

**4 F17 (Obscure glazing to windows) (north)**

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

**5 G04 (Protection of trees/hedgerows that are to be retained)**

**Reason: To safeguard the amenity of the area and to ensure that the development conforms with Policies DR1 and LA5 of Herefordshire Unitary Development Plan.**

**6 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.

**7 H12 (Parking and turning - single house)**

**Reason:** In the interests of highway safety, 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.

**8 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 and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan

**Informatives:**

**1 N19 - Avoidance of doubt - Approved Plans.**

**2 N15 - Reason(s) for the Grant of PP/LBC/CAC.**

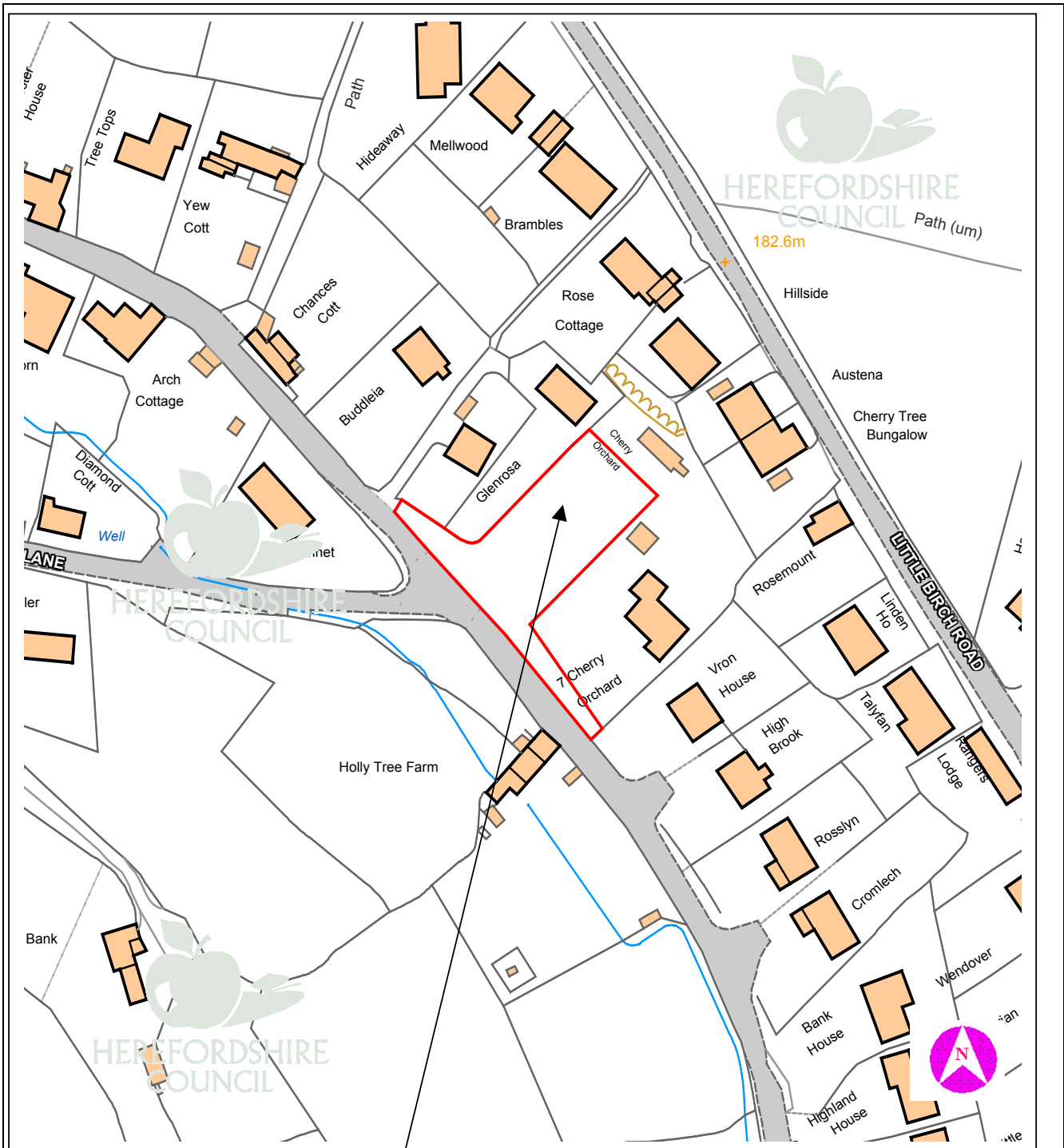
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSW2008/2348/RM

**SCALE :** 1 : 1250

**SITE ADDRESS :** Land adjacent to Orchard House, Lower Wrigglesbrook, Kingsthorpe, Hereford HR2 8AW

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