

6 DCSE2009/0824/F - PROPOSED DWELLING AND GARAGE INCLUDING NEW ACCESS AND PARKING AREA AT LAND AT THE KNAPP, GOODRICH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6HU.

For: Mr M Donovan & J Thorpe Properties per Paul Smith Associates, 12 Castle Street, Hereford, HR1 2NL.

Date Received: 21 April 2009

Ward: Kerne Bridge

Grid Ref: 57411, 19381

Expiry Date: 16 June 2009

Local Member: Councillor J Jarvis

1. Site Description and Proposal

- 1.1 Planning permission is sought for the erection of a detached dwelling with a detached double garage on land currently forming part of the domestic curtilage to The Knapp, Goodrich. The site comprises the south-eastern portion of the existing garden, which extends southwards from the rear of The Knapp to Shop Lane. The Knapp itself is a large dwelling that stands on Knapp Pitch to the north. The garden falls significantly towards the south with the effect that the proposed dwelling and garage would be cut into the slope. The garden is well screened by existing mature hedgerow and intermittent trees, although views into the site are possible from Coppet Hill.
- 1.2 The current application follows refusals for more intensive development within the grounds of The Knapp. DCSE2007/1556/F sought permission for 5 detached dwellings with garages upon a site incorporating a greater proportion of The Knapp's garden. An appeal was dismissed. A further application for four detached dwellings (DCSE2007/2989/F) was refused under delegated powers. In response, a comparatively low-density scheme, comprising a single detached dwelling with garage is now proposed.
- 1.3 Access would be provided from Knapp Close, a small residential cul-de-sac of four modern, detached dwellings, which also gives access to The Knapp itself. The proposed dwelling would be sited at the approximate mid-point of the site, with the garage against the western boundary. Finished floor levels for both garage and dwelling is proposed at 66.80m, which is 2.3 metres above No.4 Knapp Close. It is proposed to plant a new landscaping belt to the rear of the dwelling - outside the red line site area, but upon land retained with The Knapp and in the control of the applicants.
- 1.4 The dwelling itself is comparatively large by modern standards. It has five bedrooms, two of which are en-suite, with a separate family bathroom. It has twin-projecting gables from the front (south) elevation and a two-storey rearward projection (upslope). It is proposed to construct the dwelling in brick at ground floor with render above, under a natural slate roof. The double garage would be built in brick under a slate roof and is located to the southwest of the dwelling. It too would be cut into the site.

2. Policies

2.1 Planning Policy Statements

PPS1 - Delivering Sustainable Development

2.2 Herefordshire Unitary Development Plan 2007

Policy S1	-	Sustainable Development
Policy DR1	-	Design
Policy DR3	-	Movement
Policy H4	-	Main Villages: Settlement Boundaries
Policy H13	-	Sustainable Residential Design
Policy H15	-	Density
Policy H16	-	Car Parking
Policy LA1	-	Areas of Outstanding Natural Beauty
Policy LA6	-	Landscaping Schemes

3. Planning History

- 3.1 SE07/1556/F Proposed erection of 5 dwellings and 5 detached double garages along with new private road on land at The Knapp. Erection of double garage at The Knapp and alterations to the entrance of Knapp Close. - Appeal against non-determination: Appeal Dismissed 29.02.08
- SE07/2989/F Proposed erection of 4 dwellings and detached double garages along with new private road. Erection of double garage at 'The Knapp'. Alterations to entrance of Knapp Close. - Refused 16.11.07

- 3.2 The current application (SE09/0824/F) relates only to part of the sites referred to above.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: Recommends conditions to prevent surface water and land drainage run-off from discharging to the public sewer.

Internal Council Advice

- 4.2 Traffic Manager: Recommends conditions regarding visibility improvements and drainage of the access.
- 4.3 Conservation Manager: The reduction to a single dwelling (from former applications) is welcome. The scheme, however, fails to respond effectively to the topography of the site. A more imaginative investigation of architectural sources would inform as to how better to root buildings into the landscape.

5. Representations

- 5.1 Goodrich Parish Council: No objections. It is requested that the finish to the building is white (the rendered element) and that the trees and hedges around the site are safeguarded during and after the construction phase. The Parish Council would not wish to see another instance of landscaping conditions not being adhered to.
- 5.2 Three letters of objection have been received. These letters come from Mr & Mrs Urding, 4 Knapp Close, Goodrich, Mr & Mrs Griffiths, 1 Knapp Close, Goodrich and Mr P Dryden, The Baan, Old Orchard, Goodrich. The content can be summarised as follows:

- Although it is considered that the current proposal for one dwelling is an improvement on the previous applications, there remain concerns regarding the appropriateness of a dwelling of this scale in such a sensitive location within the village;
- The building, owing to its scale, is out of character with its immediate environs and the village in general;
- The building would be positioned relatively high upon the site and will be dominant above neighbouring properties. This dominance will extend into views from the centre of the village;
- The building is not built into the site to the extent that it ought to be. The front is in fact upon a raised plinth.
- There is no expressed local need for a dwelling of this size;
- A 1½ storey dwelling would be more appropriate to the site;
- The drive will pass between two trees, which will probably necessitate their removal or at least could prejudice their long-term health.

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 application proposes the erection of a detached dwelling with detached double garage on land at The Knapp, Goodrich. The site falls within the settlement boundary. As such the principle of residential development at this location is acceptable. It then falls to consider the proposal against other relevant policies within the Unitary Development Plan. In this case the key issue in the determination of this application is considered to be the appropriateness of the scale and design of the dwelling in the site context. Members will note that none of the objectors have raised issues connected to loss of privacy or light.
- 6.2 Reference has, however, been made to the planning history associated with the site insofar as it formed part of the larger application sites for the erection of five and then four detached dwellings. Neither application was successful. This application involves the south-eastern corner of the existing curtilage. It is fair to say that this application differs radically from those previously proposed, not only in terms of the number of dwellings, but also in the orientation of the building and the scope of the associated infrastructure. As only one dwelling is proposed, the drive, for example, is now significantly shorter and would be far less visually prominent than formerly proposed.
- 6.3 There is also a more appropriate provision of private garden space and given only one dwelling, no issues surrounding levels of residential amenity within the scheme itself. These issues were failings of the previous schemes. It is also noteworthy that although the appeal Inspector raised issue with the proposal for five large, detached dwellings on the larger site, she did not make specific reference to the designs, which were reminiscent of the current proposal.
- 6.4 Objectors have pointed to the scale of the dwelling and position of the building within the site as reasons to resist the application. The dwelling will stand above the drive and a short flight of steps is required to access the front door. However, to three sides of the building, excavation is required to achieve level internal floors within the main body of the house and in reality the plinth would not be as exaggerated as the cross-section drawing suggests.
- 6.5 The dwelling is 8 metres at its highest point, which is not excessive for a dwelling of this scale. The front elevation is not excessively detailed or fussy in its appearance and subject to the appropriate materials; fenestration and detailed design, would not be incongruous in its setting. At 12 metres in width, the south-facing elevation is commensurate with those of the neighbouring dwellings in Knapp Close. This elevation is the most public face of the building,

although it would be shielded at close quarters by the existing mature hedgerow along Shop Lane.

- 6.6 The case officer considers that the design is acceptable within the immediate context. However, the concern of the Parish Council regarding the final finish of facing materials is pertinent. The case officer agrees that the use of brick throughout would be unsuitable and a condition is recommended to stipulate that painted render above the string course, or indeed to the entire front elevation, is a necessity.
- 6.7 Conditions are recommended to ensure that existing trees and hedgerows on site are retained and that the proposed planting belt to the rear is implemented at the first available opportunity. This together with control of the external appearance would provide appropriate mitigation and ensure that there is no adverse impact on the immediate locality or the wider area which is designated within the Wye Valley Area of Outstanding Natural Beauty. The agent has confirmed acceptance of a 12 month implementation condition, hence no reference to a S.106 agreement in line with the temporary suspension of the Planning Obligations SPD.
- 6.8 The application is recommended for approval subject to the conditions referred to below.

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 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 D04 (Details of window sections, eaves, verges and barge boards)

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 D05 (Details of external joinery finishes)

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

5 H03 (Visibility splays)

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

6 H06 (Vehicular access construction)

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

7 H09 (Driveway gradient)

Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 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.

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.

10 H29 (Secure covered cycle parking provision)

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan.

11 G10 (Landscaping scheme)

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

12 G11 (Landscaping scheme – implementation)

Reason: In order to maintain the visual amenities of the area and to comply with Policy LA6 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 N19 - Avoidance of doubt - Approved Plans

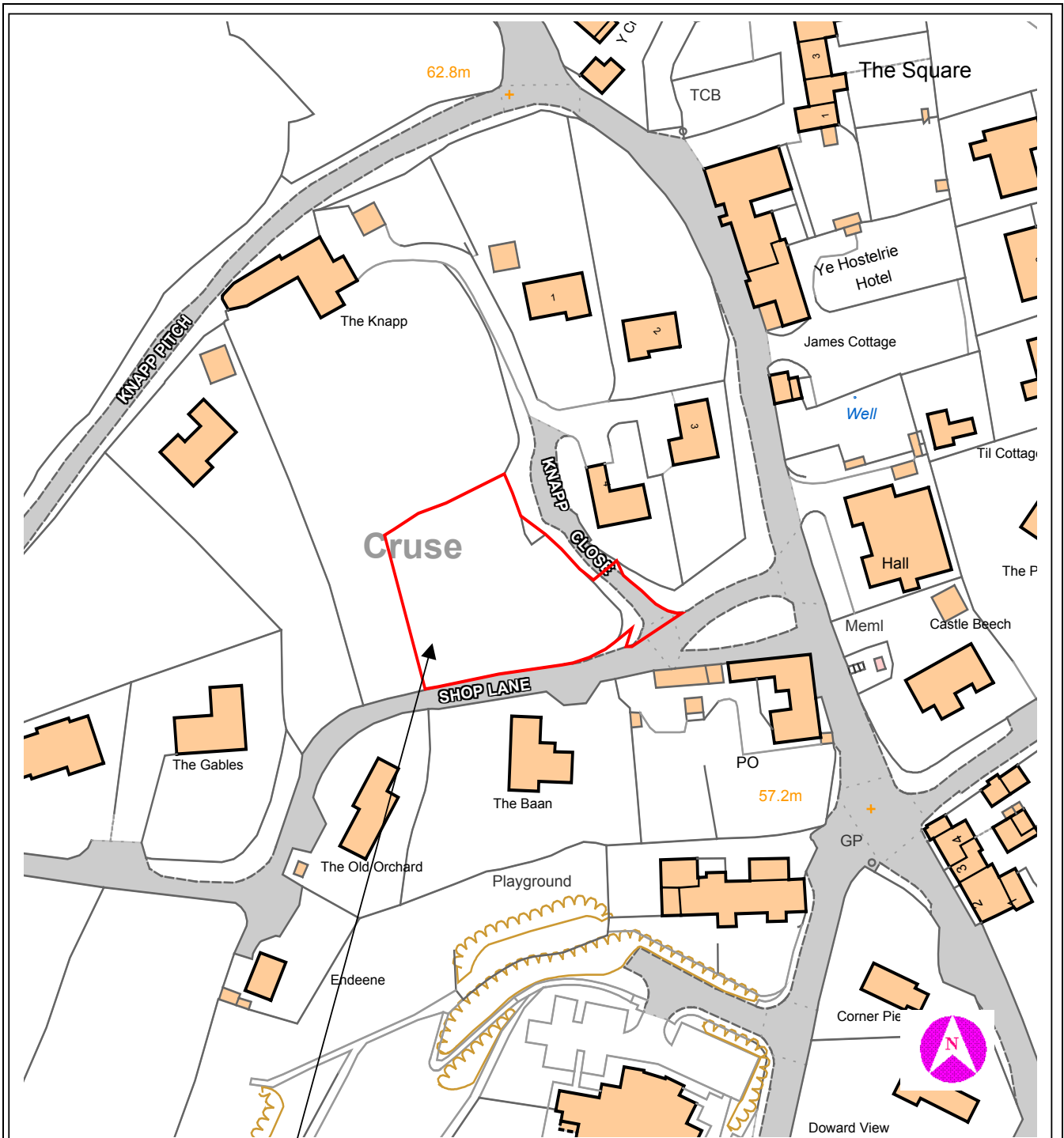
6 N15 - Reason(s) for the Grant of Planning Permission

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2009/0824/F

SCALE : 1 : 1250

SITE ADDRESS : Land at The Knapp, Goodrich, Ross-on-Wye, Herefordshire, HR9 6HU

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