

10 DCSE0009/1495/F - PROPOSED DWELLING WITH DETACHED GARAGE AND ASSOCIATED WORKS AT KNAPP FIELD, GOODRICH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6JA.

For: Mr & Mrs M Davies per FTA A Ltd, Studio 9 Torfaen Business Centre, Gilchrist Thomas Ind Est, Blaenavon, NP4 9RL.

Date Received: 17 July 2009

Ward: Kerne Bridge

Grid Ref: 57311, 19385

Expiry Date: 11 September 2009

Local Member: Councillor JG Jarvis

1. Site Description and Proposal

- 1.1 Planning permission is sought for the erection of a single dwelling with detached double garage at Knapp Field, Goodrich. The application site is part of a larger site of an approval for two dwellings (outline planning permission DCSE2008/0106/O), which has now been subdivided into two plots. The site is within the settlement boundary and given the pre-existing planning permission, the principle of erecting a dwelling on this site is established. The site is bound on 3 sides by residential development with open countryside on the opposite side of the lane known as Knapp Pitch (northwest). 'The Gables' is a 1½ storey dwelling on lower-lying land to the rear (southeast) of the plot, with 'Straid House' (a bungalow) to the southwest and Hollendene to the west beyond the adjoining plot. 'Coppet View Cottage' is a modern, red brick, detached dwelling to the northeast.
- 1.2 As approved by the outline planning permission, the application is drawn up so as to provide a singular point of access to this and the adjoining plot. This has the twin benefits of achieving optimum visibility and keeping removal of hedgerow to a minimum.
- 1.3 The dwelling has an L-shaped plan on what is essentially a rectangular site. The access point is proposed to the northwest corner of the site with the double garage located in the opposite corner. The dwelling is set behind the garage although contained within the northern half of the site. The design is simple and traditional with a rendered finish over block work. The schedule of materials refers to a natural slate roof, timber fascias and soffits with windows recessed to provide 125 mm reveals. The dwelling has 4 bedrooms and measures 8.2 metres to the ridge. The rear wing is lower at 7 metres, and the impact has been further mitigated through the submission of amended plans which show a 225 mm reduction of slab levels.
- 1.4 The application is accompanied by a Design and Access Statement, which highlights the prominence of the site from elevated public vantage points to the south, whilst recognising the context provided by existing large, neighbouring residential properties. Reference is also made to the fall in ground levels from west (higher) to east (lower), which accounts for the ridge height being 1.34 metres higher than that of Coppet View Cottage to the immediate east.
- 1.5 The applicant has also confirmed acceptance of the 12-month implementation condition in line with the current temporary suspension of Section 106 contributions in relation to small-scale residential developments.

2. Policies

2.1 Herefordshire Unitary Development Plan

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy H4	-	Main Villages: Settlement Boundaries
Policy H13	-	Sustainable Residential Design
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR3	-	Movement
Policy LA1	-	Area of Outstanding Natural Beauty

3. Planning History

- 3.1 DCSE2007/3254/O Site for erection of three dwellings. - Refused 13.12.07
 DCSE2008/0106/O Site for erection of two dwellings. Approved 21.4.08

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: No objection subject to the imposition of standard conditions.

Internal Council Advice

- 4.2 Traffic Manager: Recommends conditions and that development accord with the proposed site layout (shared access).
 4.3 Public Rights of Way Manager: No objection.

5. Representations

- 5.1 Goodrich Parish Council: Councillors and neighbouring residents have grave concerns with the size and dominance of the proposed dwelling on this site. These concerns had been previously raised when outline planning permission was sought - although development on the site was not opposed. The proposed house would be even higher than the neighbouring properties and would have a very overbearing presence, particularly with regard to its nearest neighbour at the Gables. It is considered that a 1½ storey dwelling would be more appropriate on this site.

A questionnaire undertaken for the Village Design Statement (VDS) shows an overwhelming majority of respondents are against large, executive style homes, with a preference for smaller, family housing.

Concern is also expressed at the capacity of the local sewerage system.

- 5.2 A total of eight letters of objection have been received from local residents. The contents can be summarised as follows:
- The dwelling is too large for the plot. It is on an elevated plot, prominent within the village and will be overbearing in relation to neighbouring dwellings on lower-lying land;
 - The building should be located closer to the road and should be of 1½ storey construction. This was the understanding under the existing outline planning permission;
 - This proposal, if allowed, would inform the development on the adjoining plot and form an unwelcome precedent;

- The proposal shows four bedrooms, but there would appear to be space for more, with potential for attic rooms;
- The Village Design Statement questionnaire reveals a strong local preference for smaller, family homes as opposed to large executive dwellings.

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 two-storey dwelling with detached garage on previously undeveloped land within the settlement boundary. There is an extant outline planning permission for the erection of two dwellings on this and the adjoining site. The principle of erecting a dwelling on this land is therefore established.
- 6.2 Letters of representation focus primarily upon the size and scale of the proposed dwelling, with the suggestion that the proposal would harm visual and residential amenity and that in response to these issues and views expressed in the VDS survey work, a smaller, family dwelling should be erected. The Traffic Manager is satisfied that the singular point of access represents the best approach and accordingly the key issues in the determination of this application are as follows:
- The appropriateness of the design to the local context;
 - The impact of the proposal upon the living conditions of adjoining residents.
- 6.3 It is clear from the Parish Council response that the preference amongst those involved in the survey work associated with the draft VDS is for smaller family dwellings as opposed to large, executive housing. This perspective is understood, as the majority of residential development in Goodrich in the last 10 years would appear to comprise larger properties. That said the draft VDS cannot yet be afforded significant weight in the determination of this application as it has not been adopted. Consequently, although the views expressed in the VDS survey are borne in mind, it is the policies of the Unitary Development Plan that must be afforded more weight in this instance.
- 6.4 Whilst parts of Goodrich have a strong architectural context, this is not the case in the immediate environs of the application site. However, given previous Parish Council responses to the use of red brick in new build, the application proposes a painted render finish under a natural slate roof. Setting aside the issue of scale, the architecture and materials proposed are considered appropriate to an edge of village location and represent an acceptable treatment in this location.
- 6.5 At just over 8 metres to the ridge, the maximum height of the building is not excessive. The cross-section drawings suggest only limited future prospects for use of the attic space, as requisite head-height will be limited to a narrow span beneath the ridge. In terms of its position within the plot, the rear wing is 19 metres from the boundary with 'The Gables' and 28 metres in terms of building-to-building distance. Given the interceding planting along this boundary, even allowing for the difference in ground level, the spatial relationship between these two buildings is considered acceptable. An objection has also been received from Straid House, a bungalow further to the southwest. However, given the fact that this property is off-set and further removed from the application site, the proposal is not considered to have any undue impact upon the residential amenity currently enjoyed by the occupants in terms of overlooking or loss of privacy.
- 6.6 The case officer disagrees with the perspective that the dwelling is too large for the plot. The dwelling and garage have a combined footprint of 178 square metres on a plot measuring in

excess of 0.13 hectare (1300 square metres). Building coverage accounts for 13% of the plot, which cannot be construed as over-development. A total of four, first floor windows face Coppet View Cottage. As these serve a dressing room, ensuite and secondary windows to a bedroom lit by two other windows, it is considered appropriate to require that these are fitted with obscure glazing.

- 6.7 In order to assist the dwelling in blending in with its surroundings, over time, a landscaping condition is proposed. This would be designed to ensure that the roadside hedge is maintained and that planting along common boundaries is retained where it already exists and augmented where necessary.

Summary

- 6.9 The proposal is acceptable in principle in that it represents residential development within the settlement boundary on the site of a pre-existing outline planning permission for two dwellings. Local opposition has focused upon the impact of the proposal upon visual amenity and neighbouring residential amenity and the expressed preference amongst survey respondents for smaller family dwellings. However, the case officer considers the proposal appropriate to the immediate context, and to use a design and palette of materials that responds positively to the character and appearance of the locality. The scale is not excessive in relation to the site and would not result in any undue loss of residential amenity to adjoining residents.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 A01 (Time limit for commencement (full permission))**
- 2 Amended plans**
- 3 C01 (Samples of external materials)**
- 4 D05 (Details of external joinery finishes)**
- 5 F15 (No windows in side elevation of extension)**
- 6 F17 (Obscure glazing to windows)**
- 7 G02 (Retention of trees and hedgerows)**
- 8 G10 (Landscaping scheme)**
- 9 G11 (Landscaping scheme - implementation)**
- 10 H03 (Visibility splays)**
- 11 H05 (Access gates)**
- 12 H06 (Vehicular access construction)**
- 13 H13 (Access, turning area and parking)**
- 14 H27 (Parking for site operatives)**

INFORMATIVES:

Further information on the subject of this report is available from Mr E Thomas on 01432 260479

- 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**

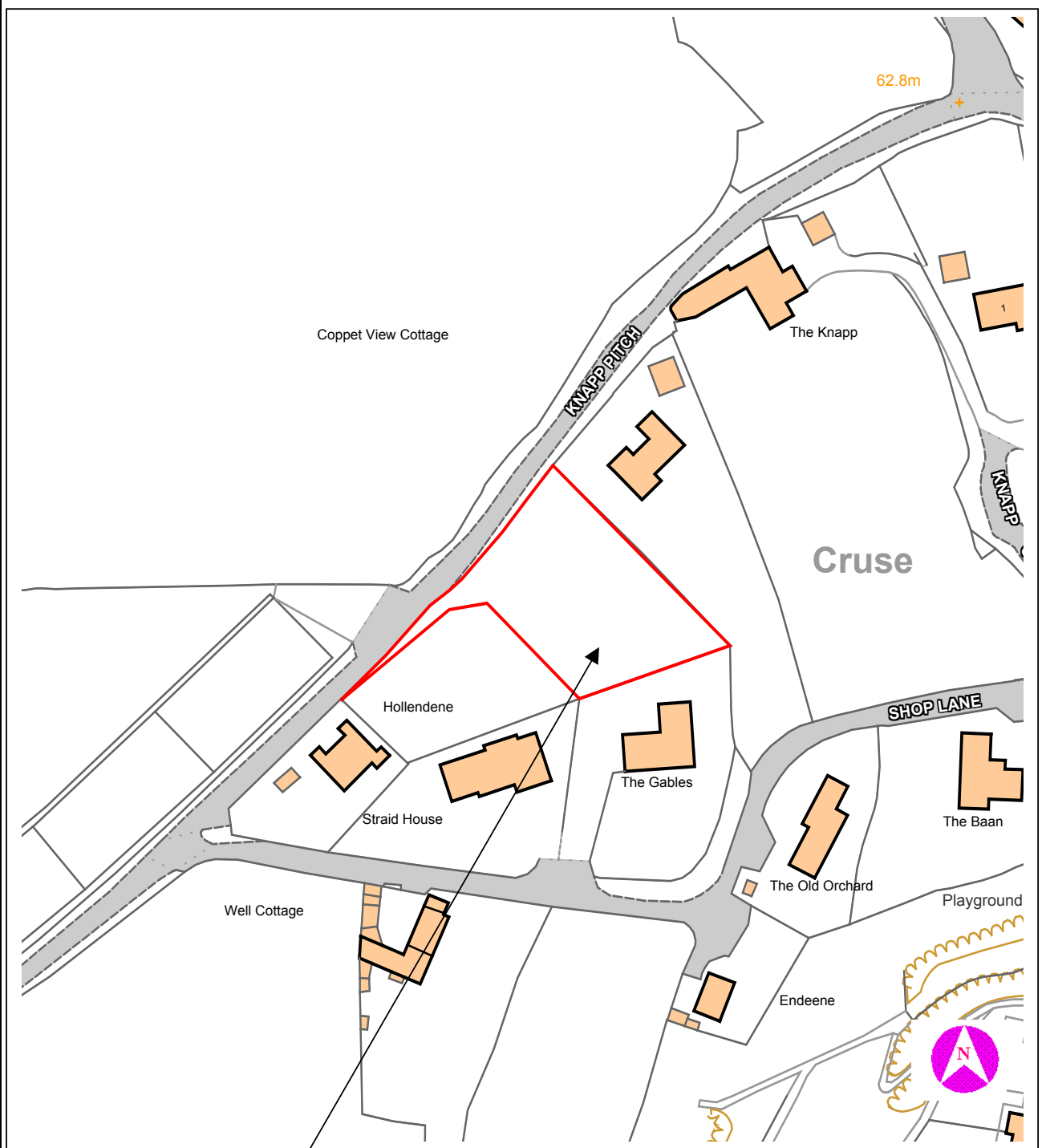
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE0009/1495/F

SCALE : 1 : 1250

SITE ADDRESS : Knapp Field, Goodrich, Ross-on-Wye, Herefordshire, HR9 6JA

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