

**3 DCNC2003/2251/F - ERECTION OF NEW BUNGALOW
IN GARDEN OF EXISTING BUNGALOW AT
GREYSTONES, WYSON, BRIMFIELD, SY8 4NL****For: Mr W Tong per Mr Hulse MCIOB 48 Gravel Hill,
Ludlow, Shropshire, SY8 1QR****Date Received:**
25th July 2003**Ward:**
Upton**Grid Ref:**
52016, 67931**Expiry Date:**
19th September 2003

Local Member: Councillor J. Stone

Introduction

This application was deferred at the Northern Area Planning Sub-Committee on 17 December 2003 in order for a site visit to be carried out. The site visit took place on 7 January 2004.

Since the site visit, amended plans have been received showing a combined vehicular entrance to serve the proposed bungalow and Greystones, and with the entrance to Greystones being closed so as to provide a passing place. The amended plan does not include dedicating a place for children to congregate awaiting school buses.

1. Site Description and Proposal

- 1.1 Greystones, a detached bungalow, is located on the north-east side on the junction of Wyson Lane with the unclassified 94421. The site is bounded by a stone wall.
- 1.2 The application site is the garden on the west side of Greystones.
- 1.3 The proposal is for a 3-bedroomed bungalow and new entrance onto Wyson Lane. The entrance is to be positioned adjacent to the vehicular access to Greystones.

2. Policies

- 2.1 PPG3: Housing
PPG25: Development and Flood Risk

2.2 Leominster District Local Plan (Herefordshire)

- A1 – Managing the District's Assets and Resources
- A2 – Settlement Hierarchy
- A15 – Development and Watercourses
- A24 – Scale and Character of Development
- A54 – Protection of Residential Amenity
- A55 – Design and Layout of Housing Development

2.3 Herefordshire Unitary Development Plan (Deposit Draft)

S3 – Housing
DR1 – Design
H4 – Main Villages: Settlement Boundaries
DR7 – Flood Risk

3. Planning History

3.1 None.

4. Consultation Summary

Statutory Consultations

4.1 Environment Agency: No objections to the proposed development.

Internal Council Advice

4.2 Head of Engineering and Transport: No objection subject to conditions.

5. Representations

5.1 Brimfield Parish Council: No objections.

5.2 Ten letters of objection, including a petition with 22 signatures, have been received. The main points raised:

- a) It is on a blind junction.
- b) The area floods.
- c) It is close to a school bus stop where people congregate.
- d) Inadequate sewage system.
- e) The road network is already very busy. This application will make the situation worse.

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

6. Officers Appraisal

6.1 The site is located in the settlement boundary of Brimfield as shown on Inset Map 26 in the Leominster District Local Plan (Herefordshire), where small-scale development will be permitted subject to the criterion listed under Policy A1: Scale and Character of Development, Highway Safety, and impact on the area and neighbours. The site is also shown to be in a flood plain.

6.2 The site is located in the western half of the village where housing development has spread along several minor roads and lanes, including Wyson Lane. This pattern of development forms the character of the area. The proposal, for a single bungalow in the garden of Greystones, continues this principle and will maintain the built characteristics of the area.

- 6.3 Access to the site will be off Wyson Lane, close to the entrance to Greystones. In order to obtain good visibility, the stone boundary wall along the boundary to Wyson Lane will need to be reduced in height to 750mm above the level of the adjoining carriageway. This, together with a set back entrance will allow traffic travelling Wyson lane to see vehicles emerging from the site and vice versa. In terms of highway safety this is considered acceptable.
- 6.4 While the site is shown to be within a flood plain, the Environment Agency has raised no objection advising the site lies within Zone 1/2. These zones, PPG25 advises are suitable for most developments in that they offer little or no risk/low medium risk to flooding. However, surface water disposal should be disposed of by preference through the use of sustainable drainage methods that limit flows from infiltration, e.g. soakaways or infiltration trenches, subject to establishing that these are feasible through Building Regulations. They also note that foul drainage will be disposed of to a public sewer.

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 - A09 (Amended plans) (30 October 2003)**

Reason: To ensure the development is carried out in accordance with the amended plans.

- 3 - B01 (Samples of external materials)**

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

- 4 - H01 (Single access - not footway) (5 metres)**

Reason: In the interests of highway safety.

- 5 - H05 (Access gates) (5 metres)**

Reason: In the interests of highway safety.

- 6 - H06 (Vehicular access construction)**

Reason: In the interests of highway safety.

- 7 - H12 (Parking and turning - single house) (2 cars)**

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 - H08 (Access closure)

Reason: To ensure the safe and free flow of traffic using the adjoining County highway.

Notes to applicant:

- 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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.