

**27 DCNW2003/3420/RM - SITE FOR ONE DWELLING WITH DETACHED GARAGE AT LAND ADJOINING LITTLEBROOK COTTAGE, LYONSHALL, KINGTON, HEREFORDSHIRE, HR5 3JP**

**For: Mr & Mrs S Williams per Mr A Last, Brookside Cottage, Knapton, Birley, Herefordshire, HR4 8ER**

**Date Received:**  
13th November 2003

**Ward:**  
Pembridge &  
Lyonsall with Titley

**Grid Ref:**  
33806, 55383

**Expiry Date:**  
8th January 2004

Local Member: Councillor Roger Phillips

## **1. Site Description and Proposal**

- 1.1 The application site is located in between Littlebrook Cottage to the immediate south and Tan House to the north, which is a Grade II listed property. The eastern boundary with the A480 is defined by a mature hedgerow whilst to the west in a wooded area with agricultural land beyond.
- 1.2 The site lies within the settlement boundary of Lyonsall and outline permission (NW2002/1533/O) exists for one dwelling.
- 1.3 This is a reserved matters application which seeks consideration of the acceptability of the siting, design, external appearance, landscaping and means of access to the site.
- 1.4 The submission follows detailed discussions with the applicant and comprises a 4 bedroom property constructed in brick on a stone plinth and with a slate roof. The proposed dwelling would be set back some 14 metres from the roadside boundary whilst remaining within the settlement boundary. A detached garage with a height of 3.6 metres is proposed in the front, north-west corner of the site. Access would be derived through the existing hedgerow boundary with the A480.

## **2. Policies**

### **Leominster District Local Plan (Herefordshire)**

- A18 Listed Buildings And Their Settings
- A24 Scale And Character Of Development
- A54 Protection Of Residential Amenity
- A70 Accommodating Traffic From Development

### **Herefordshire Unitary Development Plan (Deposit Draft)**

- S2 Development Requirements
- DR1 Design
- HBA4 Setting of Listed Buildings

### 3. Planning History

NW2002/1533/O - Site for one dwelling - Approved 09/09/02.

### 4. Consultation Summary

#### Statutory Consultations

4.1 Head of Engineering and Transportation raises no objection.

4.2 Welsh Water raises no objection.

#### Internal Council Advice

4.3 Chief Conservation Officer advises that whilst the height of the dwelling could still be reduced its design and siting well back into the site will not detract significantly from the setting of the listed Tan House. The garage should be set down as low as possible on the site. Subject to conditions on materials, joinery details, finishes to joinery and the retention of the hedge, no objection is raised.

### 5. Representations

5.1 Lyonshall Parish Council state :

'The adjoining property Tan House, a listed building, faces south and from the application plans it is obvious that Tan House would look directly onto the proposed garage. The ground level where the garage is proposed is greater than Tan House and would therefore overwhelm Tan House. The proposed property is oversized for the site and out of proportion with the area and would again we believe overwhelm the surrounding properties; it appears to be far too large for the site and is not in keeping with the adjacent properties. The Parish Council have also asked for the surrounding hedge to be retained.'

5.2 One letter of objection has been received from Mr. R.P. Hussey of Tan House, Lyonshall. The concerns raised can be summarised as follows:

- our property would look directly at the garage which would be elevated above the ground level of our property thus blocking light into the lounge/dining room and bedrooms.
- garage would be better sited on opposite side of drive.
- dwelling appears large for size of plot.
- effect birdlife living in surrounding hedgerows.

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

### 6. Officers Appraisal

6.1 This is a Reserved Matters application and as such the appraisal will address each of these in turn:

### Siting

- 6.2 The position of the proposed dwelling within the plot has been deliberately set back so as to reduce its visual impact with the specific aim of preserving the setting of the listed building to the north of the application site. The proposed garage would be more readily visible in views across the site towards the listed property but its modest height together with the reduction in ground levels indicated by the applicant would be sufficient so as not to cause demonstrable harm to the setting of the listed property.
- 6.3 The surrounding area is characterised by a mix of housing types with no strong theme emerging such that the siting as proposed would be in keeping with the general grain of development in this part of the village.
- 6.4 The siting of the garage has been raised as a concern by both the Parish Council and the occupants of Tan House. Whilst it is acknowledged that the outlook from this property will be affected it is maintained that at a distance of some 10.5 metres from the front elevation and a height of only 3.6 metres, the garage building would not result in any harmful overbearing effect, overshadowing or loss of light. It is advised that with the commitment to reduce the slab level of the garage to the minimum point possible and the retention of the existing hedgerow its impact would be further reduced.

### Design and External Appearance

- 6.5 Pre-application discussions have sought to reduce the size of the proposed dwelling to an acceptable level with a maximum height of 7.8 metres reducing to 6.8 metres and 2.5 metres on the smaller elements. It is considered that the dwelling will not result in inappropriate over development of the plot.
- 6.6 The use of materials which incorporates brick, stone and slate is in keeping with the character of residential development in the locality and the design also takes account of the potential for overlooking towards the adjacent properties by ensuring that no windows appear in the north and south elevations.
- 6.7 The result is considered to represent an acceptable compromise having regard to the character of the site and its surroundings and the constraints imposed by the proximity of adjacent dwellings.

### Landscaping

- 6.8 The site plan indicates the retention of the existing boundary hedge along the northern boundary with Tan House and the balance of hedgerow alongside the public highway. This is considered appropriate in terms of the landscaping requirements of this reserved matters application for one dwelling.

### Access

- 6.9 Access would be provided directly from the A480 and would necessitate the removal of approximately 6 metres of hedgerow. The Head of Engineering and Transportation raises no objection to the design of the access and visibility will be acceptable given the width of the highway verge between the hedgerow and the carriageway.

**RECOMMENDATION**

That planning permission be granted subject to the following conditions :

- 1 - **A07 (Development in accordance with approved plans ) (drawing nos. 03431/15 and 03431/16)**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**

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

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

- 3 - **E18 (No new windows in specified elevation ) (north and south elevations)**

**Reason: In order to protect the residential amenity of adjacent properties.**

- 4 - **F48 (Details of slab levels )(garage)**

**Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.**

**Notes to applicant :**

- 1 - **The applicants attention is specifically drawn to the requirements of Conditions 6 (archaeological evaluation) and 8, 9 and 10 (foul and surface water drainage arrangements).**

- 2 - **The decision to grant planning permission has been taken having regard to the policies and proposals in the Leominster District Local Plan set out below, and to all relevant material considerations including Supplementary Planning Guidance:**

- A18 Listed Buildings And Their Settings**
- A24 Scale And Character Of Development**
- A54 Protection Of Residential Amenity**

**This informative is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report by contacting Reception at Blueschool House, Blueschool Street, Hereford (Tel: 01432-260342).**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.