

8. DCNE2003/3843/F - DEMOLITION OF EXISTING BUNGALOW, REPLACEMENT WITH NEW BUNGALOW GARAGE & CARPORT AT SUNSET VIEW, CRESCENT ROAD, COLWALL, MALVERN, HEREFORDSHIRE, WR13 6QW

**For: Mr & Mrs D & E Hallam per Morton Rosemead
Ewendine Lane Colwall Nr Malvern WR13 6DT**

Date Received:
22nd December 2003

Ward:
Hope End

Grid Ref:
75421, 42513

Expiry Date:
16th February 2004

Local Members: Councillor R Mills and Councillor R Stockton

1. Site Description and Proposal

- 1.1 The site is located on the northern side of Crescent Road off Walwyn Road in the centre of Colwall. Currently occupying the site is a modestly sized brick bungalow of around 80 square metres in footprint sited in the south western corner. The bungalow has not been occupied for some time and as a result is in a relatively dilapidated condition. The site is entirely enclosed by existing residential development largely comprising detached bungalows and dwellings and a pair of semi detached properties immediately south of the site. Vehicular and pedestrian access can be gained off Crescent Road with grounds levels falling within and surrounding the site from south to north. The majority of the boundaries are enclosed by existing mature and semi mature trees/hedges other than the southern boundary, which has a larch lap fence. The site lies within the settlement boundary for Colwall and is also within Malvern Hills Area of Outstanding Natural Beauty and an Area of Great Landscape Value.
- 1.2 The applicants propose to demolish the existing bungalow and replace it with a larger two bedroom bungalow sited more centrally within the plot. Also proposed is a detached single car garage and carport sited around 5 metres north of Crescent Road in the access to the site.

2. Policies

Hereford and Worcester County Structure Plan

H16A – Housing in Rural Areas

H18 – Housing in Rural Areas Outside the Green Belt

CTC1 – Areas of Outstanding Natural Beauty

CTC2 – Areas of Great Landscape Value

CTC9 – Development Requirements

Malvern Hills District Local Plan

Housing Policy 3 – Settlement Boundaries

Housing Policy 18 – Tandem and Backland Development

Landscape Policy 2 – Areas of Outstanding Natural Beauty

Landscape Policy 3 – Development in Areas of Great Landscape Value

Herefordshire Unitary Development Plan (Deposit Draft)

S3 – Housing

H4 – Main Villages Settlement Boundaries

H13 – Sustainable Residential Design

H14 – Re-Using Previously Development Land and Buildings

H16 – Car Parking

LA1 – Areas of Outstanding Natural Beauty

LA2 – Landscape Character and Areas Least Resilient to Change

3. Planning History

NE2003/2548/F – Demolition of Existing Bungalow and Replacement with new Bungalow, Garage and Car Port – Application withdrawn on 8/10/03.

4. Consultation SummaryStatutory Consultations

4.1 None required.

Internal Council Advice

4.2 Head of Engineering and Transportation – no objections subject to conditions.

5. Representations

5.1 Colwall Parish Council do not object to the principle of development on the site but make the following comments:

1. Consideration should be given to the creation of a turning circle to avoid the need for reversing vehicles into Crescent Road.
2. Obscure glass should be used for the west facing skylight to protect privacy of neighbours.
3. The angle of the building footprint should be changed in order to minimise the developments impact of immediate neighbours e.g. the close proximity of the development to certain neighbour's boundary.

5.2 Three letters of objection have been received from:

Alice Eden & Graham Johnston, 29 Crescent Road, Colwall
Mr & Mrs Gould, 1 The Crescent, Colwall
Mr and Mrs N Morley, Little Jalna, 3 The Crescent, Colwall

The main points raised are:

1. The proposal would overshadow our properties have a marked impact on our privacy, light, aspect and inevitably mean an increase in noise.
2. The bungalow is bigger in every dimension, considerably higher and to include dormer bedrooms, which will affect my neighbour's privacy and mine.
3. The proposal is clearly backland development and is not to be built within the existing building line.
4. The dwelling will back onto four existing properties from both the front and back aspects leading to a loss of privacy.

5. The nearest part of the existing bungalow is some 50 feet from our property but the proposed bungalow will virtually abut our boundary meaning an overbearing intrusion of our living quarters.
 6. The garage would give us the feeling of being hemmed and would affect our view from our side window. We feel that it should be constructed at a lower level, further back and designed for use for only one car.
- 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 application was submitted following the withdrawal of an earlier application in October last year for a similar proposal. Since the previous withdrawal amendments have been agreed including:
1. The re-positioning of the bungalow slightly further from the northern boundary of the site.
 2. Reduction in the width of the bungalow by 650 mm.
 3. Reduction in the length of the bungalow by 650 mm.
 4. Reduction in the slab level of the proposed bungalow to ½ metre below that of the existing bungalow.
 5. Reduction in the slab level of the garage and carport.
 6. Redesign of the bungalow including the removal of the window serving the viewing gallery on the southern elevation and agreement for all windows on the northern elevation to be obscure glazed.
- 6.2 The site falls within the settlement boundary for Colwall where the principle of residential development is acceptable. What can be regarded as acceptable development for the site is largely dictated by the existence and scale of the existing bungalow, the site dimensions and proximity to other neighbouring properties, which largely surround the site.
- 6.3 The scale of the bungalow has now been reduced so it is more commensurate with the size of the existing bungalow on site. In particular, the footprint of the proposed bungalow amounts to around 90 square metres whilst the footprint of the existing bungalow is around 80 square metres. The slab level is to be half metre below that of the existing bungalow which results in a total height increase of around 400 mm increase. It is therefore considered that the size of the bungalow is appropriate for the site and in keeping with the scale of other properties in the locality.
- 6.4 The privacy and general amenity of surrounding properties has also been respected through the siting and design of the bungalow. Frosted glass is proposed for all windows on the northern elevation. The reduction in the site levels will also ensure the bungalow does not appear overbearing from the north whilst the outlook from a southerly aspect will largely be towards existing boundary fence/hedge. As such there will be no direct overlooking of any adjacent properties and consequently no unacceptable loss of privacy for surrounding neighbours.

- 6.5 The bungalow is to be sited closer to the northern boundary but consequently further away from the southern boundary. The re-siting will not result in any unacceptable loss of light for the bungalows north of the site particularly as a relatively shallow hipped roof design is proposed. The garage is acceptable now that it is to be constructed at a lower level and the Transportation Officer raises no objection to the proposed access and garage arrangements.
- 6.6 The scale, siting and design of the new bungalow is therefore considered satisfactory and will ensure that the privacy and general amenity of neighbouring properties is safeguarded. The development is therefore acceptable in accordance with the relevant Development Plan policies.

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)(3rd February 2004)**

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 - E01 (Restriction on hours of working)**

Reason: To safeguard the amenities of the locality.

- 5 - E19 (Obscure glazing to windows)(all windows on north elevation)**

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

- 6 - G01 (Details of boundary treatments)**

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

- 7 - H04 (Visibility over frontage)**

Reason: In the interests of highway safety.

- 8 - Prior to commencement of the development details of the method and site for the disposal of all waste materials arising from the demolition of the existing bungalow shall be submitted in writing for the approval of the local planning authority. The demolition shall be carried out in accordance with the agreed details.

Reason: In order to ensure the appropriate disposal of waste materials.

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

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Decision:

Notes:

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Background Papers

Internal departmental consultation replies.