

1 DCSE2004/0376/F - ERECTION OF TWO-STOREY THREE BEDROOM HOUSE AT NANTWICH COTTAGE, OAK ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7BB

For: Mr & Mrs J Taylor per Geoff Jones Architect, 53 Broad Street, Ross on Wye, Herefordshire HR9 7DY

Date Received: 3rd February 2004 Ward: Ross-on-Wye West Grid Ref: 60237, 24786

Expiry Date: 30th March 2004

Local Members: Councillor M R Cunningham and Councillor G Lucas

1. Site Description and Proposal

- 1.1 The site lies within the settlement and primarily residential area of Ross-on-Wye, as defined the Local Plan. It is also situated within the designated Wye Valley Area of Outstanding Natural Beauty.
- 1.2 At present the site subject to this proposal forms part of the rear garden of Nantwich Cottage, which is accessed off Oak Road. It is proposed to erect a single detached dwelling, with access being provided off Brampton Avenue. The surrounding area comprises a range of house sizes and designs. The eastern and western boundaries of the site are well defined and screened by substantial planting. The land levels rise gradually from the south of the site up to the north.
- 1.3 The proposal comprises the formation of a vehicular access, area of hardstanding for the parking of two vehicles and a detached dwelling. As originally submitted the dwelling would have a dual, shallow pitched roof of some 6 metres in height, however revised plans have now been received for a mono-pitched roof, with a maximum height of 5.7 metres. It is proposed to provide a lounge, lobby, dining/kitchen and W.C/utility room at ground floor with three bedrooms and a bathroom above. The footprint of the proposed dwelling would be 10 metres by 5 metres, with the addition of lean-to, glazed canopies to the front and rear elevations. In terms of design the proposed dwelling is modern in character, with external finishes of horizontal timber boarding, facing brick and profiled steel roofing materials.
- 1.4 Planning permission was granted in October 2002 for the erection of a two storey, two-bedroomed dwelling on the site. This planning permission has not been implemented, but remains valid until 23rd October 2007. This proposal is in lieu of the extant permission. The dwelling now proposed would be 2 metres wider than that previously granted and would provide an additional bedroom.

2. Policies

2.1 Planning Policy Guidance

PPG 1	General Policy and Principles
PPG 3	Housing
PPG.9	Transport

2.2 Hereford and Worcester County Structure Plan

Policy H18	Residential Development in Rural Settlements
Policy H16A	Housing in Rural Areas
Policy CTC1	Area of Outstanding Natural Beauty
Policy CTC9	Development Criteria

2.3 South Herefordshire District Local Plan

Part 1	
Policy GD1	General development criteria
Policy C5	Development within AONB
Policy C43	Foul sewerage
Policy C45	Drainage
Policy SH6	Housing Development in Larger Villages
Policy SH8	New Housing Development Criteria in Larger Villages
Policy SH14	Siting and design of buildings
Policy T1A	Environmental sustainability and transport
Policy T3	Highway Safety Requirements
Policy T4	Highway and Car Parking Standards

Part 3, Chapter 37

Policy 3	Infill Sites for Housing
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2.4 Herefordshire Unitary Development Plan – First Deposit Draft

Part 1	
Policy S1	Sustainable Development
Policy S2	Development Requirements
Policy S3	Housing
Part 2	
Policy DR1	Design
Policy H2	Hereford and the Market Towns: Housing Land Allocations
Policy H13	Sustainable Residential Design
Policy LA1	Areas of Outstanding Natural Beauty

3. Planning History

- 3.1 SE2002/2484/F - Erection of two-storey dwelling - granted 23.10.2002

4. Consultation SummaryStatutory Consultations

- 4.1 Welsh Water - No objection, subject to the imposition of conditions regarding the drainage of foul and surface water

Internal Council Advice

- 4.2 Head of Engineering and Transportation has no objections, subject to conditions.

5. Representations

- 5.1 Ross-on-Wye Town Council – no objections.
- 5.2 Two letters of representation has been received from Ms Margretts of Fairview, Mount Pleasant, Ross-on-Wye, in respect of the originally submitted plans and the amended plans. The main points raised are:
- only change to the earlier proposal, which I considered to be unacceptable, is that the property would now be bigger and more imposing
 - if granted it would detract from my enjoyment of my garden, it would overlook my garden and cause me to lose the only corner of privacy I have. This would not be the case for the proposer of the construction or its intended occupants.
 - Height of the proposal would reduce the natural light to my garden and home, the upper window would look straight into my kitchen.
 - The materials chosen to build the construction, in particular the roof, are not in keeping with properties that would surround it.
 - I hope that planning permission will not be given.

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

6. Officers Appraisal

- 6.1 The main considerations in the determination of this application are the principle of the proposal, the effect of the development on the character and appearance of the surrounding area, neighbouring properties and highway safety.
- 6.2 The principle of the erection of a dwelling on the site has been accepted by virtue of the grant of planning permission in 2002. There has been no material change in either national or local planning policy or circumstances that would alter this.
- 6.3 The general pattern of development in the area surrounding the site is mixed in respect of building sizes, layouts and designs. The dwelling now proposed would have a slightly larger footprint than the dwelling previously granted, some 50 square metres in comparison with 40 square metres, but would be the same height and essentially on the same siting within the plot and of the same design. The increased width of the dwelling in comparison with the earlier granted scheme, from 8 metres to 10 metres, would result in the dwelling being closer to the side (eastern and western) boundaries of the site. There would be a distance of 1 metre from either side of the dwelling to the eastern and western boundaries of the site. Taking into account the established character and appearance of the area it is considered that the revised dwelling size, the resulting building to plot ratio and its orientation would not appear cramped and would complement the existing pattern of development in the area. Whilst the design of dwelling proposed is modern the dwellings in the immediate area are of mixed character. It is considered that the dwelling by virtue of the limited roof height, which is no higher than that previously granted planning permission would not be prominent within the street scene.

- 6.4 It is considered that materials which would be appropriate for the modern design of dwelling proposed and which would also complement the existing surrounding development can be achieved. To ensure this, it is considered necessary to require that samples and/or trade descriptions of external materials are submitted and agreed prior to the commencement of development.
- 6.5 The proposed dwelling would be 1 metre nearer to the eastern and western site boundaries than the dwelling previously granted planning permission. The dwelling would be 5.7 metres in height, which would be no higher than the dwelling granted planning permission. In respect of the impact of the proposal on the amenity of neighbouring properties, by virtue of the modest increase in size and associated reduction in distance to the eastern and western boundaries, no increase in height, and the existence of substantial boundary treatments to the eastern and western boundaries, the proposal would not be overbearing or overshadow adjacent properties. There would only be one, small single light window in the first floor of the eastern elevation of the proposed dwelling, as per the previously granted scheme. Due to its height, approximately 3.8 metres from ground levels to the window cill and its orientation in relation to 'Fairview', which would not be directly facing any of the windows in the objector's property, it would not materially reduce privacy. As the proposed window would be a secondary window to the bedroom, in order to minimise the perception of overlooking it is suggested that a condition be imposed requiring that the window be fitted with obscure glazing. With regard to the effect upon the privacy of neighbouring properties, including Nantwich Cottage, it is considered that the revised scheme would not materially differ from that previously granted planning permission.
- 6.6 Vehicular access to the site would be provided off Brampton Abbots, which is a cul-de-sac. At present access to Nantwich Cottage is gained off via Oak Road and this would remain so if permission is granted for the proposal. Two off road parking spaces are proposed for a three bedroomed property. This complies with parking standards set out in the Local Plan and taking into account the proximity of the site to public transport routes and Ross-on-Wye town centre this aspect of the proposal is acceptable. Subject to the provision of satisfactory visibility onto Brampton Avenue the proposed parking and access would be acceptable and would accord with policy requirements.
- 6.7 In summary it is considered that the proposal is acceptable in principle and would not be harmful to the character and appearance of the area, the amenity of neighbouring properties or be detrimental to highway safety. As such the proposal would accord with the relevant policies of the Development Plan.

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)

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

- 3 Notwithstanding the materials annotated on the approved plans no development shall take place until details or samples of materials to be used externally on walls and roofs have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

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

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order, with or without modification), no windows, dormer windows or other new openings shall at any time be placed in the eastern and southern elevations of the dwelling hereby permitted.**

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

- 5 E19 (Obscure glazing to windows)**

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

- 6 H04 (Visibility over frontage)**

Reason: In the interests of highway safety.

- 7 H05 (Access gates)**

Reason: In the interests of highway safety.

- 8 H06 (Vehicular access construction)**

Reason: In the interests of highway safety.

- 9 H10 (Parking - single house)**

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

- 10 Foul water and surface water discharges must be drained separately from the site. There shall be no, direct or indirect, discharge of surface water or land drainage run-off to the public sewerage system.**

Reason: To prevent hydraulic overload of the Public Sewerage System and pollution of the Environment.

Informative(s)

- 1 HN01 - Mud on highway**
- 2 HN04 - Private apparatus within highway**
- 3 HN10 - No drainage to discharge to highway**

4 The applicant is advised to contact the Network Development Consultants (DCWW sewerage agents) on tel: 01443 331155, if a connection is required to the public sewerage system.

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.