

13 DCNC2004/0563/RM - ERECTION OF DETACHED DWELLING (PREVIOUS PLANNING PERMISSION NC2003/0558/O) AT LAND ADJACENT TO THE KNAPP, NODENS LANE, BROMYARD, HEREFORDSHIRE

**For: Invert Surveys Limited, Artec Design Consultants,
38 Kingswood Road, Kingswinford, West Midlands,
DY6 9SZ**

Date Received:
17th February, 2004

Ward:
Bromyard

Grid Ref:
65013, 54686

Expiry Date:
13th April, 2004

Local Members: Councillors P.J. Dauncey and B. Hunt

1. Site Description and Proposal

- 1.1 The site is an overgrown area of land on the north side of a narrow unmade track that leads from York Road to Nodens Lane. The site is bounded on its western side by the rear gardens of the houses in York Road. The site is rising ground. The Knapp recreation park is to the east.
- 1.2 The site is located within a primarily residential area as shown on Inset Map no. 13.0, Bromyard in the Malvern Hills District Local Plan, but is itself identified as an extension to The Knapp recreation ground.
- 1.3 This is an application for approval of reserved matters following an outline planning permission NC2003/0558/O which was for a single dwelling only. The outline permission reserved all matters for future consider.
- 1.4 This application proposes a 5-bedroom dwelling with family room/kitchen, lounge, study, dining room, utility and cloakroom and double garage on ground floor. Since the submission of this application the applicant has submitted amended plans, which lowers the height of the dwelling by 0.5metres so that the ridge height will be 8.2metres and 5metres to eaves. A cross section of the site has also been provided that shows the finished level of the ground floor slab to be 700mm above the height of the adjoining Nodens Lane.

2. Policies

Planning Policy Guidance Note 1 – General Policy and Principles
Planning Policy Guidance Note 3 – Housing

Malvern Hills District Local Plan

Housing Policy 2 – Development in Main Towns
Housing Policy 17 – Residential Standards
Bromyard Housing Policy 1
Bromyard Recreation Proposal 1

Herefordshire Unitary Development Plan (Deposit Draft)

Policy H1 - Settlement Boundaries and Primarily Residential Areas

3. Planning History

MH943/76 – Nine bungalows and one detached house – refused 14th June 1976

NC2002/0734/O – Dormer bungalow and garage – withdrawn

NC2003/0558/O – The residential development - approved 23rd July 2003

4. Consultation SummaryStatutory Consultations

4.1 None.

Internal Council Advice

4.2 Head of Engineering and Transport – no objection subject to condition.

5. Representations

5.1 Bromyard and Winslow Town Council comment as follows: "Council agree to support this application but wish to add as per their comments for the previous application NC2003/0558/O, that the roadway should be made up to County standard and that adequate access be provided for emergency vehicles."

5.2 Letters of objection to the original plan have been received from:

Mrs. S. Turner-Barratt, Poppy Seed, 28 York Road, Bromyard
Susan Russell, 6 The Knapp, York Road, Bromyard
R.P. Bardsley and H B Pomfret, 24 York Road, Bromyard
R.P. Shearsmith, 26 York Road, Bromyard
Mrs. L.P. Dutson, 38 York Road, Bromyard
Mr. and Mrs. G.M. Knot, 23 York Road, Bromyard
Mr. and Mrs. D.B. Smith, 314 Winslow Road, Bromyard

The main points raised are:

- a) The proposed dwelling is too big and out of keeping with surroundings.
- b) Poor road and vehicular access off York Road.
- c) It will reduce the enjoyment of my garden.

5.3 At the time of this report no comments have been received on the amended plan.

5.4 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 an application for the approval of reserved matters following outline planning permission NC2003/0558/O that was for a single dwelling only. The outline planning permission has established the principle of building a house on this site. Therefore, the determining factors of this application are whether this is an acceptable house type in this locality, impact of the proposal local environment and its impact on neighbours.
- 6.2 The application has been amended from that originally submitted. The amended proposal lowers the height of the proposed dwelling by 0.5 metres. The plan also shows that the ground floor slab level will be 700mm above the level of the adjoining Nodens Lane. In lowering the ridge height of the dwelling and cutting the slab level into the site an acceptable form of development has been achieved that is appropriate to the locality. Further, the dwelling is to be sited some 30metres from the rear of the dwellings in York Road, this separation distance is considered appropriate in achieving an acceptable level of privacy.

RECOMMENDATION

That approval of reserved matters be granted subject to the following conditions:

1 - B01 (Samples of external materials)

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

2 - A09 (Amended plans) (29th March 2004)

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

3 - The ground floor slab level of the dwelling hereby approved shall be as shown on the amended plan received and date stamped 2 April 2004. Development shall be carried out in accordance with the approved details.

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

4 - E17 (No windows in side elevation of extension)(west elevation)

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

5 - H13 (Access, turning area and parking)

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

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.