

14 DCNC2004/0616/O - SITE FOR A DETACHED SEMI-BUNGALOW WITH GARAGE AT OAKLANDS, EDWYN RALPH, BROMYARD, HEREFORDSHIRE, HR7 4LX**For: Mrs. M. Pursall at above address.****Date Received:**
19th February, 2004**Ward:**
Bringsty**Grid Ref:**
63945, 58050**Expiry Date:**
15th April, 2004

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

1. Site Description and Proposal

- 1.1 The application site is located off the B4214 and is accessed along a private track. It is located within the Settlement Boundary for Edwyn Ralph as shown on Inset Map No. 17.18 of the Malvern Hills Local Plan.
- 1.2 The site currently forms the side garden to Oaklands and has a plot width of approximately 15.2 metres.
- 1.3 The proposal is for outline planning permission for a detached semi-bungalow with garage. The access and siting of the proposed dwelling are submitted with all other matters reserved for subsequent approval.

2. Policies

PPG3 – Housing

Malvern Hills Local PlanHousing Policy 3 – Settlement Boundaries
Landscape Policy 8 – Landscape Standards**Unitary Development Plan**DR1 Design
S3 Housing
H6 Housing**3. Planning History**

84/0192 - Replacement dwelling - Approved 8 March 1984

80/1676 - Continued stationing of residential caravan pending carrying out and completion of renovations and improvement to adjacent dwelling at Oaklands - Withdrawn 5 January 1981

4. Consultation Summary

Statutory Consultations

- 4.1 Forestry Commission - The scale of the proposal will have no effect on the woodland and consequently no comments.
- 4.2 Herefordshire Nature Trust - No response received.

Internal Council Advice

- 4.3 Head of Engineering and Transportation - No objection

5. Representations

- 5.1 Edwyn Ralph Parish Council - Objection on the following grounds: Do not support application as consider an overdevelopment of the site, concern was also expressed at the possibility of drainage from the property into a ditch at the rear which then goes into other properties gardens.

There is permission for a large extension to Oaklands the adjoining property and if this were to be built there would be even more development.

- 5.2 Letters of objection have been received from Mr. McIver, Oakdene, Edwyn Ralph. The main areas of concern are:

- drainage problems likely to be caused by position of soakaways
- existing localised flooding problem
- development likely to set a precedence for further building in the lane
- additional traffic likely to have impact on condition of lane which is already in a dreadful state
- potential overlooking for new development due to close proximity.

- 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 The site is located within the Settlement Boundary for Edwyn Ralph where residential development may be acceptable subject to criteria listed under Policy H3 of the Malvern Hills District Local Plan regarding the scale and impact of the development on the character of the area, local amenities and safe access.
- 6.2 However, whilst no elevational or design details are provided of the proposed dwelling concerns are raised regarding the proposed siting and potential overlooking.
- 6.3 In order to ensure that the amenities of occupiers are safeguarded the applicant has been advised to reserve the issue of siting and access to allow further consideration to be given to the most appropriate position for a new dwelling.
- 6.4 It is however concluded that the site is appropriate for a new dwelling subject to sensitive treatment in terms of its siting and design.

6.5 Subject to these restrictions the proposal is considered acceptable and to be in accordance with adopted policy.

RECOMMENDATION

Subject to confirmation that all matters are reserved that outline planning permission be granted subject to the following conditions:

1 - A02 (Time limit for submission of reserved matters (outline permission))

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

2 - A03 (Time limit for commencement (outline permission))

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

3 - A04 (Approval of reserved matters)

Reason: To enable the local planning authority to exercise proper control over these aspects of the development.

4 - A05 (Plans and particulars of reserved matters)

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

5 - B01 (Samples of external materials)

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

6 - H12 (Parking and turning - single house)

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

7 - G01 (Details of boundary treatments)

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

8 - G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

9 - G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

10 - F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

11 - F18 (Scheme of foul drainage disposal)

Reason: In order to ensure that satisfactory drainage arrangements are provided.

Informatives:

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

2 - HN01 - Mud on highway

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.