

**15 DCNC2004/0628/O - SITE FOR NEW DWELLING
ADJOINING AT 17 LOWER WESTFIELDS, BROMYARD,
HEREFORDSHIRE, HR7 4EN****For: Mr. R. Clinton Gurney Storer & Associates, The
Stables, Martley, Worcestershire, WR6 6QB****Date Received:**
20th February, 2004**Ward:**
Bromyard**Grid Ref:**
65037, 54303**Expiry Date:**
16th April, 2004

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

1. Site Description and Proposal

- 1.1 The site is located on the east side of 17 Lower Westfield a large detached dwelling, which is located within a primarily residential area as shown on Inset Map 13.0 Bromyard in the Malvern Hills District Local Plan. The site has a frontage of some 15metres and is approximately 30metres in depth.
- 1.2 Public Footpath B1 runs through the site continuing in a southerly direction towards and along the rear boundaries of the dwellings in Oak Close.
- 1.3 This is an outline application to establish the principle of residential development reserving all matters except for means of access for future consideration. There is an existing entrance which is to be altered to provide access.

2. PoliciesPlanning Policy Guidance Note 1 – General Policy and Principles
Planning Policy Guidance Note 3 – Housing
Planning Policy Guidance Note 13 – TransportationMalvern Hills District Local PlanHousing Policy 2 – development in Main Towns
Housing Policy 17 – Residential Standards
Bromyard Housing Policy 1Herefordshire Unitary Development Plan (Deposit Draft)

H1 – Hereford and the Market Towns – Settlement Boundaries and Established Residential Areas

3. Planning History

None.

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Head of Engineering and Transport has no objection.

4.3 Public Rights of Way Officer. The development would appear to affect the registered right of way B1.

5. Representations

5.1 Bromyard and Winslow Town Council – no reply received at time of report.

5.2 Letters of objection have been received from:

Mrs. J. Foot, Janda, 2 Westfield Close, Bromyard
Mr. & Mrs. L. Davies and Mrs R Thomas, 16 Lower Westfields, Bromyard
S.M. Gale, 22 Lower Westfields, Bromyard
Elizabeth Lloyd, 24 Lower Westfields, Bromyard

The main points raised are:

- a) Over development of the plot
- b) The proposed three bedroom house will be very close to my boundaries
- c) I will lose my privacy
- d) A family house will mean that I would undoubtedly receive noise
- e) Access will be on to a blind bend giving limited visibility
- f) The development will mean a diversion of a Public Footpath

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 an Outline application to establish the principle of the single dwelling on part of the garden to 17 Lower Westfields that is being used for the parking of vehicles.

6.2 The application reserves all matters except the vehicular access for future consideration. Access to the development will be off an altered entrance that also serves access to 17 Lower Westfields and is in a position that the Head of Transportation considers will not be detrimental to the interests of highway safety. Although the applicant has provided a plan that indicates the siting of the proposed dwelling this plan does not form part of the application in that siting is a reserved matter to be considered at a later date.

6.3 While, a Public Footpath B1 crosses the site the Public Rights of Way Officer comments that subject to the siting of the dwelling the Footpath may not necessarily need to be diverted.

6.4 Given the site is located in a primarily residential area there is no in principle objection to the erection of a single dwelling on this site.

RECOMMENDATION

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)(delete means of access)

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)(delete means of access)

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.

Informatives:

1 - HN02 - Public rights of way affected

2 - HN05 - Works within the highway

3 - No development should commence until such time as an order to divert the Public Footpath has been confirmed.

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

Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.