

**5 DCSW2004/0918/F – PROPOSED ALTERATIONS TO APPROVED LAYOUT, ALTERNATIVE HOUSE TYPE FOR PLOT 1, ADDITION OF PLOT 5 AND ENTRANCE WALL AT LAND ADJACENT TO SEABOURNE HOUSE, MADLEY, HEREFORDSHIRE, HR2 9PL**

**For: H T Developments Ltd per Axys Design, 30 Grove Road, Hereford HR1 2QP**

**Date Received: 12th March 2004    Ward: Stoney Street    Grid Ref: 41653, 38965**

**Expiry Date: 7th May 2004**

Local Member:    Councillor D C Taylor

**1. Site Description and Proposal**

- 1.1 The proposal site is on the northern side of the B4352 road, which is the main east - west thoroughfare through the village. The site is between Frogmore Cottage, and Seabourne House, an imposing 3-storey red brick dwelling which is understood to have been a workhouse.
- 1.2 The site has the benefit of approval for 4 detached dwellings and garages. Three houses have been built, these are on the eastern side of the cul-de-sac. It is proposed as part of this application to re-site Plot 1 further north-westward and erect an integral double garage on the southern side of the 4-bedroom dwelling. The garage had been previously sited on land proposed to provide Plot 5.
- 1.3 The new dwelling on Plot 5 is sited parallel to the cul-de-sac's driveway. It is 5.4 metres wide and 8.6 metres long, it provides two bedrooms. The front elevation is the eastern one that faces the west gable elevation of the three-storey Seabourne House. It will have two dormer windows at eaves level and two ground floor windows for the living room and kitchen. There is a panel fence between the two properties. There are three rooflights on the west elevation, within the roof space, this provides natural light for two bathrooms and the stairwell. A ground floor window is proposed on the north gable elevation i.e. towards Plot 1 and a living room door on the roadside or southern elevation. Two parking spaces will be provided to the north of the dwelling.

**2. Policies**

**2.1 Hereford and Worcester County Structure Plan**

Policy CTC.9	Development Requirements
Policy H16A	Housing in Rural Areas

**2.2 South Herefordshire District Local Plan**

Policy GD.1	General Development Criteria
Policy SH.8	New Housing Development Criteria in Larger Villages

### 2.3 Herefordshire UDP (Deposit Draft)

There are no policies that are considered to raise issues different from the current Development Plan policies.

## 3. Planning History

3.1	SW2000/2250/O	Construction of 4 dwellings with garages.	-	Approved 22.11.2000
	SW2001/0658/F	Means of access (to serve 4 dwellings)	-	Approved 05.06.2001
	SW2002/1785/RM	Erection of 4 dwellings with garages and private drive.	-	Approved 31.07.2002
	SW2003/3857/F	Alterations to approved layout at Plot 1 and addition of Plot 5, adding entrance gates and walls.	-	Refused 17.02.04

## 4. Consultation Summary

### Statutory Consultations

4.1 No statutory or non-statutory consultations required.

### Internal Council Advice

4.2 Head of Engineering and Transportation has no objection.

## 5. Representations

5.1 Madley Parish Council support the application.

5.2 One letter of objection has been received from Mr and Mrs G Wild, Seabourne House, Madley HR2 9PC. The following main points were raised:

- Plot directly overlooks both front and rear gardens as well as our kitchen window and bedroom windows on the second and third floor taking away our privacy
- 20% more traffic : house too close to main access point, danger for pedestrians and other motorists
- out of character, although of similar design lacks finesse of other Plots. Appears to be very cramped on the Plot.
- does not have a double garage, the norm for other Plots
- single storey positioned further back on Plot better
- also need to consider impact on Frogmore Plot

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 issues essentially relate to the erection of the two-bedroom dwelling, known as Plot 5, close to the entrance serving the cul-de-sac development. The re-siting of Plot 1 which has been carried out in order to facilitate the possibility of erecting a

further dwelling is acceptable. It does not impact upon either Frogmore Cottage or Seabourne House. The previous application was refused primarily for reasons of limited amenity area around Plot 5 and the erection of gates across the cul-de-sac entrance.

- 6.2 The new dwelling proposed is of a design that reflects the other much larger dwellings on the site, three of which have already been erected on site, this is in terms of the fenestration, facing materials and proportion including the roof pitch. There is considered to be sufficient space around the dwelling to provide sufficient amenity space for a two-bedroom dwelling. The dwelling has be sited further east, i.e. towards the driveway in order to achieve this, thus overcoming one of the reasons for refusal for a two-bedroom unit on this Plot in February 2004. The other reason for refusal was the erection of gates between Seabourne House and Plot 5, these gates have been removed from this current scheme.
- 6.3 It is not considered that in terms of increased traffic flow there are no reasonable grounds for withholding planning permission. The Head of Engineering and Transportation has not raised objections, the issue is the increased traffic utilising the existing access point approved onto the B4352 road. The two parking places serving Plot 5 is considered at 19.5 metres from the edge of the B4352 road to be sufficient distance.
- 6.4 The final issue relates to the loss of privacy to adjoining dwellings. The occupiers of Seabourne House state that overlooking would result from the two east facing bedroom windows proposed in the dwelling on Plot 5. There is considered to be sufficient distance at 14 metres building to building (i.e. Plot 5 to west gable of Seabourne House) for not unacceptable levels of overlooking to result. There are no first floor windows in the rear of this dwelling as it directly overlooks the garden area of Frogmore Cottage.

**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 A06 (Development in accordance with approved plans )**  
**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**
- 3 E18 (No new windows in specified elevation )**  
**Reason: In order to protect the residential amenity of adjacent properties.**

**Informative(s):**

- 1 N15 - Reason(s) for the Grant of Planning Permission.**

**Decision: .....**

Notes: .....

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**Background Papers**

Internal departmental consultation replies.