

DCNE2004/1171/F - ERECTION OF A DETACHED DWELLING AND NEW VEHICULAR ACCESS TO MELROSE, AT MELROSE, THE CRESCENT, COLWALL, MALVERN, WORCESTERSHIRE, WR13 6QN

**For: Ms K M Berry per Mr M E Sutton, Tantala ,
Redland Drive, Colwall, Malvern, WR13 6ES**

Date Received:
31st March 2004
Expiry Date:
26th May 2004

Ward:
Hope End

Grid Ref:
75460, 42570

Local Members: Councillors R Stockton and R Mills

1. Site Description and Proposal

- 1.1 This site forms part of the garden between Kings Close and Melrose, located on the north side of The Crescent, Colwall. The roughly rectangular plot of lands measures 5.5m wide at the front and 11m at the rear with a depth of 26m. The land presently forms the extended garden area to Melrose.
- 1.2 The proposal is to construct a 3-bedroom detached two-storey dwelling constructed of brick under a slate roof. Two parking spaces are proposed at the front. A new close boarded fence is proposed on the boundary of the plot with Kings Close. Drainage is to the public sewer.

2. Policies

- 2.1 PPG1: General Principles
PPG3: Housing

2.2 Hereford and Worcester County Structure Plan

H16A – Housing in Rural Areas
CTC9 – Development Requirements
CTC1 – Areas of Outstanding Natural Beauty
CTC2 – Areas of Great Landscape Value

2.3 Malvern Hills District Local Plan

Housing Policy 3 – Settlement Boundaries
Landscape Policy 2 – Areas of Outstanding Natural Beauty
Landscape Policy 3 – Areas of Great Landscape Value

2.4 Unitary Herefordshire Development Plan (Deposit Draft)

H4 – Main villages: Settlement boundaries
DR1 – Design
LA1 – Areas of Outstanding Natural Beauty
Colwall Village Design Statement

3. Planning History

NE2003/2089/F - Erection of detached dwelling and new vehicular access. Withdrawn.

4. Consultation Summary

Statutory Consultations

4.1 AONB Officer confirms no objection.

Internal Council Advice

4.2 Head of Engineering and Transport: Recommends conditions concerning the parking area.

5. Representations

5.1 Colwall Parish Council state: 'The proposed building is to be fitted into too small a parcel of land. The application would create a serious diversion from the current street scene. The proposed parking arrangement for Melrose does seriously compromise the street parking and in addition, access for emergency vehicles in what is already a very narrow street. The car parking spaces are of less than acceptable size. This application does make a serious impact on the sight lines of the surrounding properties. The plans do not show the close proximity of the conservatory attached to No. 2 The Crescent.

The application is also in conflict with the Village Design Statement, which states that any development, whether it is a new property, extension or addition to an existing building should:

- Allow sufficient space to be able to retain the open green effect, characteristic of the village and avoid overcrowding.
- Protect the distinctive views into and out of the village which are afforded with open spaces.
- These spaces provide important visual gaps that break up the linear development and are much valued by residents.'

5.2 Six letters of objection have been received, the main points being:

- 1) Views will be blocked by the infilling of this green space.
- 2) This could set a precedent for further development.
- 3) There are existing dwellings for sale in the village. Why build more when others are not selling?
- 4) The access road, The Crescent, is narrow by modern day standards and causes problems. Another dwelling will increase parking on the road and take away the existing parking for Melrose. Furthermore, emergency vehicles will find it difficult to access The Crescent.
- 5) The style of the new home is unsuitable in terms of it blending in with the existing dwellings and is of poor design for this shoehorn site.

- 6) The density of dwellings within Colwall is one of the aspects that creates such a special living environment.
- 7) The development does not comply with the Colwall Village Statement as it does not allow sufficient space to be able to retain the open green effect characteristic in the village.
- 8) Noise and disturbance from building works would also be a problem.
- 9) The identified parking spaces are very narrow and not suitable.
- 10) With the exception of Melrose, all other dwellings are bungalows, and a two-storey dwelling will be out of place and contrary to the Malvern Hills District Local Plan.

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 site is located within the settlement boundary for Colwall as identified in the Malvern Hills District Local Plan, where Housing Policy No. 3 supports development provided it is of a scale, character, and density to the area; adequate site conditions and services exist; satisfactory means of access and would not adversely affect neighbouring property. This policy is further consolidated by PPG3, housing policies in the Unitary Development Plan and Colwall Village Design Statement.
- 6.2 The character and design of the dwelling has been amended since its previous submission with the roof being hipped, bay window and porch added to the front together with windows having greater depth to compare with existing dwellings in Colwall. The design is therefore considered to be acceptable within this location.
- 6.3 The Head of Engineering and Transportation is satisfied that the access and parking facilities are acceptable and there are appropriate services to the site.
- 6.4 Concern has been raised regarding the development of an open space and this being contrary to the Colwall Village Design Statement. Firstly, this stance must be balanced against the guidelines of PPG3 that support the infilling and efficient use of land within settlements, particularly settlements that have good transport links and can provide sustainable developments such as Colwall. Secondly, the open spaces protection of the Village Design Statement does not prevail to domestic curtilages.
- 6.5 Finally, in order to protect the privacy of the adjoining neighbour, Kings Close, the applicant is proposing only a landing window at first floor level, which will be obscure glazed. The two ground floor windows will light the hall and utility and are likely to be screened by the new boundary fence.
- 6.6 The proposal is therefore considered to fully comply with the Development Plan and guidance laid down by PPG3.

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 - B01 (Samples of external materials)

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

4 - G01 (Details of boundary treatments)

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

5 - F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

6 - 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.