

DEFERRED APPLICATION

7 DCSE2004/1910/F - DETACHED 3 BEDROOM BUNGALOW WITH DOUBLE GARAGE/STORE, LAND ADJACENT TO COURT FARM, KINGS CAPLE, HEREFORDSHIRE, HR1 4TX

For: Mr. Price per Total Design Ltd., Hillview, Gloucester Road, Upleadon, Newent, GL18 1EJ

Date Received: 24th May, 2004

Ward: Old Gore

Grid Ref: 56122, 28967

Expiry Date: 19th July, 2004

Local Member: Councillor J. W. Edwards

Consideration of this application was deferred by the Sub-Committee on 4th August, 2004 in order that a site visit could be held. This took place on 16th August, 2004.

1. Site Description and Proposal

- 1.1 This site, located within the village settlement boundary of Kings Caple, is a substantial area of grassland with a dutch barn located towards the rear. The site was last used as agricultural land. There is a large stone/red brick agricultural building to the rear of the site. The site is between a dormer bungalow to the south and a bungalow to the north. There are a mixture of house types in the immediate vicinity but mostly single storey.
- 1.2 This full planning application is for the erection of a three bedroomed bungalow with a detached double garage and store/workshop at the rear. There will be a new vehicular access onto the road at the front. The external walls will be natural stone and render with the roofing material to be agreed.

2. Policies

2.1 Planning Policy Guidance and Statements

PPG.1	-	General Policy and Principles
PPG.3	-	Housing
PPS.7	-	Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan

Policy H.16A	-	Development Criteria
Policy H.18	-	Residential Development in Rural Settlements
Policy CTC.1	-	Development in Areas of Outstanding Natural Beauty
Policy CTC.2	-	Development in Areas of Great Landscape Value
Policy CTC.9	-	Development Criteria

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2.3 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy SH.6	-	Housing Development in Larger Villages
Policy SH.7	-	Residential Proposal Sites in Larger Villages
Policy SH.8	-	New Housing Development Criteria in Larger Villages
Policy SH.9	-	Balance of Housing Types
Policy C.5	-	Development within Area of Outstanding Natural Beauty
Policy C.8	-	Development within Area of Great Landscape Value
Policy C.43	-	Foul Sewerage
Policy C.45	-	Drainage
Policy T.3	-	Highway Safety Requirements

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S.2	-	Development Requirements
Policy S.3	-	Housing
Policy DR.1	-	Design
Policy H.6	-	Housing in Smaller Settlements
Policy LA.1	-	Areas of Outstanding Natural Beauty
Policy CF.2	-	Foul Drainage

3. Planning History

3.1	SH921479PO	Erection of new 3 / 4 bedroomed bungalow with detached garage	-	Outline Planning Permission 13.01.93
	CE2000/1781/O	Site for construction of new 3 / 4 bedroomed bungalow with detached garage	-	Outline Planning Permission 09.02.01
	SE2003/3535/F	Detached four bedroomed bungalow with attached double garage	-	Withdrawn 19.01.04
	SE2004/0242/O	Renewal of outline consent CE2000/1781/O	-	Outline Planning Permission 17.03.04

4. Consultation Summary

Statutory Consultations

- 4.1 The Environment Agency has no objections and recommends that any permission includes a condition requiring a scheme to be submitted for approval with respect to the provision of foul drainage.

Internal Council Advice

- 4.2 None received.

5. Representations

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5.1 The Parish Council observe:

"The council feel that the access area to the proposed dwelling is creating a second crossroad effect by another very busy crossroads less than 40 yards away.

The council also feel the splay to the proposed dwelling should be increased as it leads onto a busy road used for the school run and on the brow of a hill.

There is also great concern over the waste land between the proposed dwelling and Case Hill as this may well be used in future for access to farm buildings.

The council would also like to bring to the attention of the planning authority, regarding the above strip of land, a planning CE2002/3296/F which was forwarded in 2002 for a holiday cottage and feel very strongly that this strip of land is not turned into an access area.

The new plans show the proposed dwelling has been moved closer to the boundary of St. Antonies with five windows overlooking the property. The bedroom window of St. Antonies would also open up onto the chimney breast of the proposed dwelling.

The council feels that the comments made on the last application DCSE2003/3535/F (12/12/03) have not been taken into consideration before these new plans were drawn up and also feels that the proposed dwelling is much larger than adjacent properties and therefore would be out of context with the other properties in the area.

The proposed plans of the dwelling show three bedrooms but it is stated on the SE04/1910/F form that four bedrooms is applied for.

There is great concern in the parish over this proposed dwelling as the increase in traffic from an unsuitable entrance will eventually cause an accident.

Following these comments the Parish Council feel it must object to this application."

5.2 Four letters of objection have been received from:

Mr. R. Taylor, Case Hill, Kings Caple, HR1 4UD
R.G. & K. Parkin, Cross Trees, Kings Caple, HR1 4UD
C.H.T. Waymouth, Crossways Bungalow, Kings Caple, HR1 4UD
Mrs. A. Taylor, St. Anthony, Kings Caple, HR1 4UD

The main points being:-

- size and position of bungalow appears to be rather large and in a curious position
- large frontage onto road in relation to plot and as such in village context is overbearing
- side wall of bungalow very close to objectors hedge jeopardising privacy of both dwellings
- proposed chimney stack will be in front of neighbours bedroom window in gable end of dormer bungalow, which could cause unsightly and hazardous consequences of smoke and fumes
- concern over use of "workshop" area in garage

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- proposed brick wall at rear of property could be unsightly
- the dutch barn on site will be removed and could lead to a new agricultural building in nearby paddock which would affect objectors outlook to the west. Can a change of use to residential be permissible when agricultural role on site is not redundant
- applicant stated he wants a quality building which should be encouraged
- landscaping of site will be required
- if barn is to be replaced by a bungalow then it would be ideal if it was reflected in the design, e.g. the retention of the semi-circular corrugated iron roof
- the submitted drawings show a strip of land down the side of the plot. This could lead to a new access being opened out onto the road creating an alternative access and track leading to the existing farm at the rear. Furthermore in the future this strip of land if included with the proposed bungalow access (:with the new garage/workshop being demolished) could lead to an even wider vehicular access and driveway being created to provide an access to the farm to make way for a possible larger development. With the cul-de-sac entrance road opposite this could create a crossroads effect which could be a hazard to road safety and children
- previous applications relating to Court Farm need to be taken into account to establish purpose of this strip of land. Possible development of existing farm buildings to residential use
- substantial access serving Court Farm already exists and can perhaps be used for this proposed development
- hope concerns about possible future motives of applicant is unfounded with respect to the strip of land by 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 relate to the principle of placing a dwelling on this land, its size and design, its effect on neighbouring properties and the vehicular access arrangements. The most relevant policies are H.16A, H.18 and CTC.9 in the Structure Plan and policies SH.6, SH.8, GD.1 and T.3 in the Local Plan.
- 6.2 This is a very large plot within the settlement boundary designated for the 'larger village' of Kings Caple. The principle of siting a dwelling on this site is therefore considered to be acceptable and this has been endorsed by previous outline planning permissions. The siting, size and design of the proposed bungalow is also considered to be acceptable and appropriate for this large plot in the village. There are a mixture of house types within the village including other large bungalows. The replacement of the existing barn with the proposed new bungalow is also considered to be a visual improvement to the site.
- 6.3 With respect to the proposed bungalow itself it is considered that it will not have an unacceptable impact on the residential amenities of any of the neighbours. There is an existing row of fir trees on the neighbours boundary to the south which helps to screen the new development from the dwelling. Also the proposed garage/workshop building is considered to be acceptable and it is understood it will be used for domestic purposes only.

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- 6.4 The proposed vehicular access is also considered to be acceptable and can comply with the conditions imposed on previous permissions on the site. One of the main concerns of the objectors is the fact that there is a narrow strip of land (approximately 3 metres wide) which extends along the northern boundary of the site, which if included with the proposed access and driveway could create a substantial access and roadway to serve the existing farm to the rear of the plot and consequently potential new housing development in the form of barn conversions. Any such housing development would require planning permission and its effect on the newly built bungalow and access would have to be carefully considered. In any event there is an existing vehicular access which serves the farm which emerges on another road.
- 6.5 In conclusion it is considered that the proposed development is considered to be acceptable and in accordance with the planning policies for the area in particular the policies relating to new housing development referred to in section 6.1.

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. **A07 (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. **E08 (Domestic use only of garage)**

Reason: To ensure that the building is used only for the purposes ancillary to the dwelling.

5. **G04 (Landscaping scheme (general))**

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

6. **G05 (Implementation of landscaping scheme (general))**

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

7. **F18 (Scheme of foul drainage disposal)**

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

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- 8. D01 (Site investigation - archaeology)

Reason: To ensure the archaeological interest of the site is recorded.

- 9. H01 (Single access - not footway)

Reason: In the interests of highway safety.

- 10. H03 (Visibility splays)

Reason: In the interests of highway safety.

- 11. H05 (Access gates)

Reason: In the interests of highway safety.

- 12. H06 (Vehicular access construction)

Reason: In the interests of highway safety.

- 13. 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.

- 14. The whole of the works relating to means of access, including drainage, shall be completed before the development is first occupied.

Reason: In the interests of highway safety.

Informative(s):

- 1. HN05 - Works within the highway
- 2. HN10 - No drainage to discharge to highway
- 3. HN22 - Works adjoining highway
- 4. HN01 - Mud on highway
- 5. N03 - Adjoining property rights
- 6. ND03 - Contact Address
- 7. N15 - Reason(s) for the Grant of Planning Permission

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.