

## **14 DCSE2004/2421/O - SITE FOR PROPOSED DWELLING AT LAND ADJACENT TO HORNBEAM, SCHOOL LANE, WESTON UNDER PENYARD, ROSS-ON-WYE, HEREFORDSHIRE**

**For: Mr. D. Gardiner per V.J.M. Design House, 26 Whaddon Road, Cheltenham, Gloucester GL52 5NA**

**Date Received: 2nd July, 2004      Ward: Penyard      Grid Ref: 63318, 23264**

**Expiry Date: 27th August, 2004**

Local Member: Councillor H. Bramer

### **1. Site Description and Proposal**

- 1.1 The application site of about 0.2 ha is part of the garden of Hornbeam, a detached bungalow which has been extended, in School Lane, Weston under Penyard. This half of the garden adjoins Rosbach, another detached dwelling to the north-east. To the north-west and on the opposite side of School Lane are further residential properties.
- 1.2 This outline application is for the erection of one dwelling. All matters are reserved for later decision except for the means of access. The access would be off School Lane at a point opposite the junction with Mill Orchard.

### **2. Policies**

#### **2.1 Planning Policy Guidance**

PPG.3                      -                      Housing

#### **2.2 Hereford and Worcester County Structure Plan**

Policy H18                      Housing in Rural Areas  
Policy H16A                      Housing in Rural Areas

#### **2.3 South Herefordshire District Local Plan**

Policy GD.1                      General Development Criteria  
Policy SH6                      Housing Development in Larger Villages  
Policy SH8                      New Housing Development Criteria in Larger Villages  
Policy SH.14                      Siting and Design of Buildings  
Policy SH.15                      Criteria for New Housing Schemes  
Policy T1A                      Environmental sustainability and Transport  
Policy T3                      Highway Safety Requirements

#### **2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)**

Policy H4                      Main Villages: Settlement Boundaries  
Policy H15                      Density

### 3. Planning History

- |     |               |   |   |           |          |
|-----|---------------|---|---|-----------|----------|
| 3.1 | SE2002/0562/F | Single-storey extension to front, 2 single-storey extensions to rear. | - | Permitted | 04.04.02 |
|     | SE2003/2230/F | Extension and loft conversion and garage.                             | - | Refused   | 08.09.03 |
|     | SE2004/1556/F | Replacement conservatory and roof alterations.                        | - | Permitted | 23.06.04 |

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 Welsh Water request that conditions be imposed regarding surface water drainage.

#### Internal Council Advice

- 4.2 Head of Engineering and Transportation recommends that any permission include conditions regarding the access and off-street parking.

### 5. Representations

- 5.1 Weston under Penyard Parish Council unanimously object to the application to build a dwelling on this site, having given consideration to the serious road hazard for young schoolchildren which yet another access onto the narrow School Lane would impose. Four accesses from residential properties close to the proposed site already exist, plus the entrance to the Mill Orchard development which is directly opposite.
- 5.2 One letter has been received expressing concerns about a new access onto School Lane as this section of School Lane becomes very congested as children are driven or walk to school.
- 5.3 One letter states that there are no fundamental objections to the proposal and suggests that a bungalow-style of dwelling would be appropriate and that it comes no closer to boundary with Weston Mews than recent rear extension to Hornbeam.

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 application site is within the defined settlement boundary of Weston under Penyard and in principle therefore residential development is acceptable (Policy SH6). The site is larger than other residential curtilage in School Lane but the frontage is of similar width, and the style of the adjoining houses (Hornbeam and Rosbach) requires a more spacious setting. The proposal to build one house is considered to be acceptable therefore despite strictures in PPG3 to ensure best use of available housing land. The large plot would also ensure that a new dwelling could be sited a sufficient distance from neighbouring properties to protect residential amenities.
- 6.2 The main issue therefore is whether the new access and traffic generated would prejudice road safety. The village primary school is along School Lane to the south.

There is no off-street parking at the school and the short section of School Lane north to the A40(T) is no doubt the most congested area at the start and end of the school day. The concern of the Parish Council and local resident is therefore appreciated. Nevertheless this new access would serve only one house and the number of traffic movements generated during the short busy period would be few. Visibility of the access of both vehicles and pedestrians would be good and traffic would be moving slowly, School Lane having a 30 mph speed restriction. In these circumstances it is not considered that there would be significant extra risks to vehicular traffic or pedestrians.

## **RECOMMENDATION**

**That 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 H01 (Single access - not footway )**  
**Reason: In the interests of highway safety.**
- 6 H03 (Visibility splays )**  
**Reason: In the interests of highway safety.**
- 7 H05 (Access gates )**  
**Reason: In the interests of highway safety.**
- 8 H06 (Vehicular access construction )**  
**Reason: In the interests of highway safety.**
- 9 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.**

**10 H27 (Parking for site operatives )**

**Reason: To prevent indiscriminate parking in the interests of highway safety.**

**11 Foul water and surface water discharges must be drained separately from the site.**

**Reason: To protect the integrity of the public sewerage system.**

**12 No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system.**

**Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.**

**13 No land drainage run-off will be permitted, either directly or indirectly, to discharge into the public sewerage system.**

**Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.**

**Informatives:**

**1 HN01 - Mud on highway**

**2 HN04 - Private apparatus within highway**

**3 HN05 - Works within the highway**

**4 If a connection is required to the public sewerage system, the developer is advised to contact the Dwr Cymru Welsh Water's Network Development Consultants on Tel: 01443 331155**

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.