

**DCNC2004/2275/RM - ERECTION OF HOUSE &  
GARAGE ON LAND ADJOINING OLD SCHOOL HOUSE,  
WHITBOURNE, WORCESTER, WR6 5SP****For: J & G Developments per Gurney Storer &  
Associates, The Stables, Martley, Worcestershire,  
WR6 6QB****Date Received:  
22nd June 2004****Ward:  
Bringsty****Grid Ref:  
71930, 56711****Expiry Date:  
17th August 2004**

Local Member: Councillor T W Hunt

**1. Site Description and Proposal**

- 1.1 The application site stands to the side of the Old School House. Access is via the existing driveway, which runs along the north and west boundaries of the site.
- 1.2 This is an application for the approval of reserved matters, following outline planning permission NC2003/0932/0. The application proposes a 4-bedroomed dwelling with hipped roof, 5metres to eaves and 8.3metres to ridge, and detached garage.

**2. Policies****Malvern Hills District Local Plan**

Housing Policy 3 – Settlement boundaries  
Housing Policy 17 – Residential standards  
Landscape Policy 3 – Development in Areas of great Landscape Value

**Hereford and Worcester County Structure Plan**

CTC2 - Development in Areas of Great Landscape Value  
CTC9 - Development Criteria

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

H4 - Main Villages Settlement Boundaries  
H13 - Sustainable Residential Development  
H16 - Car Parking  
PPG1 - General Policies and Principles  
PPG3 - Housing

### 3. Planning History

NC2002/1288/0 - Site for One Dwelling and Garage. Refused 21/6/2002  
NC2003/0932/0 - Site for One dwelling and Garage. Approved 6/6/2003

### 4. Consultation Summary

#### Statutory Consultations

4.1 None required

#### Internal Council Advice

4.2 Head of Engineering and Transport: No objection

4.3 Chief Conservation Officer: No objection

### 5. Representations

5.1 Whitbourne Parish Council objects on the following grounds:

"The plans have been submitted on old ordnance survey maps and misrepresents the current locality of the site. There are now four houses on the adjacent site of the Old Post Office and there has been an additional property on the C1066, opposite the site. The area is already overdeveloped.

Outline permission was granted for a single storey dwelling (bungalow) with integral garage. This proposal is for a two storey house with separate garage.

The proposed dwelling is closer to neighbouring properties than shown in the outline permission.

The application states that no trees will be felled or pruned. This development would not be possible without removal of some trees.

The Parish Council is still concerned with access, which joins the highway in the middle of the zig-zag 'no parking' area for the adjacent school. This access has become more difficult to negotiate, as, since outline permission was granted, vehicles associated with the new houses are parking on the road outside those houses and obscuring visibility and posing a hazard.

The application proposes to widen this access but ownership of the adjacent wall and land is not established.

Should this application succeed, the Parish Council requests that all conditions imposed, as well as those of the outline permission, should be complied with.

A satisfactory boundary treatment should be in place before commencement of any works to screen neighbouring properties.

The Parish Council wishes the concerns of neighbouring residents to be considered."

5.2 Letters of representation have been received from:

Mr & Mrs Butler, 4, Old Forge, Whitbourne  
Mrs Wright, 6, Old Forge, Whitbourne  
Mr S Stubbs, Head Teacher, Whitbourne Primary School  
Mr C Hawkins, 1, Blacksmith's Cottages, Whitbourne  
Mr A J Judge, 5, Old Forge, Whitbourne

The main concerns raised are:

- (a) Outline planning permission was for a bungalow only
- (b) The area already has four new houses
- (c) Detrimental to character of the area
- (d) Adds to existing traffic hazard. Access is extremely dangerous.
- (e) Invasion of privacy due to close proximity of development
- (f) If development is permitted, conditions should be imposed regarding when work is commenced.

5.3 The full text of these letters can be inspected at Planning Services, Blueschool House, Blueschool Street, Hereford, and prior to the Sub-Committee Meeting.

## 6. Officers Appraisal

6.1 This application is for the approval of reserved matters, following outline planning permission NC2003/0932/0, which established the principle of a single dwelling on this site. The outline planning permission reserved all matters except means of access for future consideration. The outline planning permission did not restrict the future development of the site to a bungalow.

6.2 The determining factors in this application are the scale and impact of the proposed dwelling on the character of the area and neighbours.

6.3 In terms of impact on the locality, the outline planning permission requires that all hedgerows should be retained in that they are a key landscape feature in the village. The hedge provides good protection of residential amenity to neighbours, preventing overlooking. In this instance, it is proposed to position the dwelling adjacent to the hedge. While, the application proposes 2 windows in the elevation which faces the hedge, the windows are of a size and position that will not give rise to loss of residential amenity to the neighbours, 2-4, Old Forge, through overlooking.

6.4 This part of Whitbourne is characterised by a mix of house styles. The Old School House is a large, redbrick, Victorian house under a slate hipped roof. The Old Forge, which is to the west, is a 1970's housing development and The Old Post Office development is a recently constructed row of 4 detached houses. As regard to the height of the proposed dwelling with adjoining developments is concerned, the proposal compares favourably with the scale of The Old School House. In so far as

the relationship with the Old Post Office development is concerned the application site is at a lower level this, together with the positioning of the proposed dwelling, allow the proposal to blend with locality.

**RECOMMENDATION**

**That approval of reserved matters be granted, subject to the following conditions:**

**1. B01 – Samples of External Materials**

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

**2. F48 – Slab Levels**

**Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.**

**Informative:**

**N09 - Approval of Reserved Matters**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.