

7 DCSW2004/2175/F - ERECTION OF TWO DETACHED 4 BED HOUSES AND DOUBLE GARAGES, LAND ADJACENT TO GREAT HOUSE FARM, DORSTONE, HEREFORD, HR3 6BE**For: D. Nixon per Mr. Griffiths, 41 Widemarsh Street, Hereford, HR4 9EA****Date Received: 16th June, 2004 Ward: Golden Valley North Grid Ref: 31488, 41533****Expiry Date: 11th August, 2004**

Local Member: Councillor N.J.J. Davies

1. Site Description and Proposal

- 1.1 The proposal site is on the southern side of the Class III road (C1207), the main thoroughfare running through Dorstone and at the heart of the Conservation Area. This 0.16 hectares site has the benefit of extant planning approval for 2 dwellings.
- 1.2 This lawned area of ground was formerly garden area to Great House Farm. There is a mature hedging on the western boundary of the site that adjoins Pitt Lane, an unclassified road that leads southward towards Common Bach and Vagar Hill. There are metal railings across most of the northern boundary and around the corner, these complement a stone plinth that runs along the northern and western boundaries. The southern boundary of the site also defines the southern boundary of the settlement boundary for Dorstone.
- 1.3 The proposal is for the erection of two detached houses that will front onto the main thoroughfare of Dorstone, which is consistent with other residential properties to the east and west of the application site. It is proposed to build on the eastern plot a rectangular configured 4 bedroom house, comprising natural stone porch, rendered walls together with a natural stone chimney, under a natural slate roof. The ridge height is 9 metres. A double garage is sited to the north-east of the dwelling, it will have a horizontal timber finish under a natural slate roof.
- 1.4 The second dwelling is the western one or the corner plot one. It is in a rectangular configuration but has a projecting gable on the north or front elevation. There are dormers in this dwelling that bring the eaves down lower than on the other dwelling. There is a horizontal boarding, rendered walls and a higher stone plinth wall in this 8.2 metres high dwelling. It has a garage of the same size and design as for the eastern plot.

2. Policies**2.1 Hereford and Worcester County Structure Plan**

Policy H.16A	-	Housing in Rural Areas
Policy CTC.2	-	Areas of Great Landscape Value
Policy CTC.9	-	Development Requirements

2.2 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy C.8	-	Development within Area of Great Landscape Value
Policy C.23	-	New Development affecting Conservation Areas
Policy SH.8	-	New Housing Development Criteria in Larger Villages
Policy SH.15	-	Criteria for New Housing Schemes

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy H.6	-	Housing in Smaller Settlements
Policy H.13	-	Sustainable Residential Design
Policy HBA.6	-	New Development within Conservation Areas
Policy DR.1	-	Design
Policy DR.2	-	Land Use & Activity
Policy DR.3	-	Movement
Policy DR.4	-	Environment

3. Planning History

3.1	SW2002/2210/O	Erection of two houses	-	Approved 23.09.02
	SW2003/3676/F	Two dwellings	-	Withdrawn 16.06.04

4. Consultation Summary

Statutory Consultations

- 4.1 The Environment Agency has submitted a Holding Objection until further information is supplied on how foul drainage will be safely disposed of from the proposed development.

Internal Council Advice

- 4.2 Head of Engineering and Transportation recommends that conditions be attached to any grant of planning permission.
- 4.3 The Chief Conservation Officer has no objections in principle subject to revisions to the porch.

5. Representations

- 5.1 Dorstone Parish Council make the following observations:

Dorstone Parish Council support the application with the following comments:

1. Disposal of foul water marked other.
2. Accuracy of coloured block plan, external hedge does not reach the corner as railings for visibility installed.
3. Visibility from access to vehicles exiting new development, visibility of traffic exiting Pitt Road due to position of garage.
4. Height of new dwellings should be no more than 8.2m, the proposed house Plot 1 appears to be 9m and Plot 2 8.4m.

The site extends outside the settlement area, presumably if concerns over access are resolved permission granted SW2002/2210/O entrance onto Pitt Road will be withdrawn. Both houses' external walls preferably clad with natural stone in accordance with planning permission.

5.2 Two letters of representation have been received from:

Mrs. J.M. Arnott, Ashbrook House, Dorstone, HR3 6AP
E. Ann Davies & Davies (Solicitors), 18 Castle Street, Hay-on-Wye on behalf of
Mr. R. Goodwin

The following main points are made:

- site only suitable for one four bedroom house. Should be in keeping as regards style and materials and should not exceed roofline of adjacent properties
- why was walnut tree allowed to be felled? Was permission sought? When?
- whilst not objecting, proximity to eastern boundary for purposes of maintenance is an area of concern.

The full text of this letter 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 raised are considered to be the style, form and materials for the two dwellings, the principle of two dwellings, the loss of the walnut tree and the issues raised by the Environment Agency in relation to the disposal of foul drainage from this site.
- 6.2 This site already has the benefit of planning permission for two dwellings from September 2002. Therefore the principle of development has been accepted.
- 6.3 There are rendered dwellings in Dorstone, stone faced or rendered buildings being the predominant material used in the settlement. Both dwellings use some stone for detailing in quoins; or in porches and chimneys which help settle them into the site. The ridge heights are greater than for most modern houses, however this has been proposed in order that the pitches of the roofs reflect those of older properties in Dorstone including Great House Farm. The Parish Council, whilst not objecting, refer to the ridge heights. The lower dwelling is in fact 8.2 metres high to the ridge and not 8.4 metres as stated by the Parish Council. The eastern plot closest to Great House Farm is 9 metres to the ridge which is lower than Great House Farm. Therefore, the dwellings will step down in height from Great House Farm in a westerly direction.
- 6.4 The Environment Agency are understood to be discussing the means of foul drainage, given the limited means of drainage available, with the applicants and therefore it is recommended that the application be delegated to officers to determine the application once this issue has been finally resolved.
- 6.5 It should also be noted that an area of land has been identified to the south of the two plots that is outside the defined curtilages and beyond the southern boundary for the settlement. This area of land will not attract permitted development rights as it falls outside the boundary of both plots, and therefore the setting of the Conservation Area will be protected.

- 6.6 The two dwellings are sympathetically designed, reflect the local vernacular and will not detract from the amenity of this part of the Conservation Area in Dorstone as required by Policies GD.1, C.23 and SH.8 contained in the South Herefordshire District Local Plan.

RECOMMENDATION

That subject to the receipt of acceptable foul drainage proposals, the officers named in the Scheme of Delegation to Officers be authorised to grant planning permission subject to the following conditions and any additional conditions considered necessary by officers:

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

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

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

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

6. **H03 (Visibility splays)**

Reason: In the interests of highway safety.

7. **H04 (Visibility over frontage)**

Reason: In the interests of highway safety.

8. **H05 (Access gates)**

Reason: In the interests of highway safety.

9. **H06 (Vehicular access construction)**

Reason: In the interests of highway safety.

10. **H10 (Parking - single house)**

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

11. 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.

12. 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.

13. H27 (Parking for site operatives)

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

14. Details of any sub-division of the plot of land delineated in blue immediately adjacent to the application site shall be the subject of the prior written approval of the local planning authority.

Reason: In the interests of protecting the amenity of this area of land adjacent to the designated Conservation Area.

Informative(s):

- 1. HN01 - Mud on highway**
- 2. HN04 - Private apparatus within highway**
- 3. HN05 - Works within the highway**
- 4. N15 - Reason(s) for the Grant of Planning Permission**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.