

6 DCCW2004/1978/F - PROPOSED FOUR BEDROOM DWELLING AND GARAGE ADJACENT TO BRECKLANDS, MARDEN, HEREFORDSHIRE, HR1 3EW

For: Mr. & Mrs. R. Downey per Country Homes, The Mill House, Marsh Farm, Cross Keys, Withington, HR1 3NN

Date Received: 28th May, 2004 Ward: Sutton Walls Grid Ref: 52664, 47795
Expiry Date: 23rd July, 2004

Local Member: Councillor J.G.S. Guthrie

This application was deferred at the meeting of the Central Area Planning Sub-Committee on the 27th September, 2004 in order that Members could undertake a site visit, held on 4th October, 2004.

1. Site Description and Proposal

1.1 This full planning application seeks planning permission for the erection of a four bedroom dwelling with integral double garage, on land immediately to the north of the property known as "Brecklands". The site measures approximately 20 metres by 50 metres and is bounded to the west by Rudge Close and to the east by the established residential cul-de-sac, Springfield Close. The site falls within the defined Marden settlement boundary.

1.2 Proposed vehicular access is via a driveway shared with Brecklands and taken from the C1124 which runs west to east through the village.

2. Policies

2.1 Planning Policy Guidance:

PPG3	-	Housing
PPG13	-	Transport

2.2 South Herefordshire District Local Plan:

Policy GD1	-	General Development Criteria
Policy C2	-	Settlement Boundaries
Policy C43	-	Foul Sewerage
Policy SH6	-	Housing Development in Larger Villages
Policy SH14	-	Siting and Design of Buildings

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR4	-	Environment
Policy H4	-	Main Villages – Settlement Boundaries

Policy H13 - Sustainable Residential Design

3. Planning History

- 3.1 DCCW2001/0449/F Four bedroom domestic dwelling and garage (Brecklands).
Approved with conditions 19th April 2001.

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory consultations were necessary.

Internal Council Advice

- 4.2 Head of Engineering and Transportation - no objections.

5. Representations

- 5.1 Marden Parish Council - "Marden Parish Council is opposed to this application on the grounds that the access to the site is too narrow to support vehicular access for two dwellings, both of which have double garages. The access onto the main road is also too narrow for safety."
- 5.2 Two letters of representation have been received from Mrs. S. Mumby, Brenick, High Close, Bovey Tracey, Devon, TQ13 9EX and Miss S. Smith, 18 Rudge Close, Marden, HR1 3HD.

The objections to the proposed development can be summarised as follows:

- The development would adversely affect the privacy currently enjoyed by adjacent properties.
 - The proposed access is dangerous and an intensification should be avoided.
 - The presence of the dwelling and associated private cars will create unacceptable noise levels.
- 5.3 The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The key issues for consideration in determining this application are the principle of the proposed development, the siting, design and layout of the site and any access and transportation issues associated with the scheme.
- 6.2 The site lies within the settlement boundary for Marden in both the adopted South Herefordshire District Local Plan and the emerging Unitary Development Plan. Policy SH8 allows new housing within the settlement boundaries subject to the development being of a size, scale and character in keeping with the settlement and meeting highway safety standards/requirements. Whilst on plan the application site represents a backland location, it can clearly accommodate a dwelling of the size and scale of

which is proposed without being detrimental to adjoining properties. Access is proposed by using the shared driveway to the recently constructed "Brecklands" and the application site originally formed the curtilage indicated for that property when permission was granted in 2001. Having regard to the site specific characteristics, it is not considered that an objection in principle to a new dwelling could be sustained in this instance.

- 6.3 The proposed design, siting and scale are similar to that of the adjoining dwelling and has a one and a half storey design. Given the size of the plot, it is considered that the siting, design and scale are acceptable and that the proposed unit would sit comfortably alongside "Brecklands" without giving an overdeveloped or cramped appearance to the site.
- 6.4 Issues of potential overlooking have been carefully considered, however first floor windows will not create direct overlooking having regard to the distances involved and the existing boundary screening.
- 6.5 With regard to access and transportation issues, both the Parish Council and letters of objection have raised this as a strong concern on this proposal. Presently access is obtained to "Brecklands" on a relatively narrow (4.5 metres width) access drive surfaced with loose stone chippings. Careful consideration has been given to both the access width, visibility at the junction and the potential level of disturbance through a more intensive use of the driveway to local residents on either side of the access. The Transportation Unit raise no objections and it is considered difficult to sustain an argument that the traffic generated by two properties would be sufficiently detrimental to warrant refusal having regard to the existing use of the driveway. A condition to ensure the existing loose stone chippings are not dragged onto the adjoining carriageway is suggested should Members be minded to approve the scheme.
- 6.6 After careful consideration the proposed scheme represents a development in accordance with the existing and emerging Development Plan policies and would not be detrimental to the amenity of adjoining residential properties. As such permission is recommended subject to the following conditions.

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. B01 (Samples of external materials).**

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

- 3. G01 (Details of boundary treatments).**

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

- 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. 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.

Informative:

- 1. N15 - Reasons for the Grant of PP.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.