

**8 DCSW2004/1558/F - ERECTION OF DETACHED DWELLING WITH GARAGE AND ANCILLARY WORKS, YEW TREE COTTAGE, COBHALL COMMON, ALLENSMORE, HEREFORDSHIRE, HR2 9BN**

**For: Mr. & Mrs. M. Nahoriak per The Brock Planning Consultancy, Kingston House, 45 Victoria Road, Coleford, Gloucester, GL16 8DS**

**Date Received: 28th April, 2004**      **Ward: Valletts**

**Grid Ref: 45424, 35578**

**Expiry Date: 23rd June, 2004**

Local Member:    Councillor P.G. Turpin

**1. Site Description and Proposal**

- 1.1 The application site comprises part of the lawned garden area of Yew Tree Cottage, a red brick faced cottage that fronts onto the eastern side of the unclassified road (u/c 73410) that leads north/north-east out of the settlement. This site is wholly within the village settlement.
- 1.2 There is an existing garage building fronting onto the grassed roadside verge, this will need to be demolished in order to erect the 4 bedroomed dwelling. The dwelling house will be faced in brickwork, and will have a fibre-cement slate roof. The windows will be timber framed and stained. The building is broken up into two elements, one element is 7.1 metres high, has a frontage of 6.5 metres and is 7.4 metres wide or deep. The second element has a frontage of 3.8 metres, a ridge height of 6.7 metres, and a width of 5.9 metres. Therefore the dwelling in appearance appears to have been extended. The building line of the proposed dwelling is in line with the applicants' property (Yew Tree Cottage).
- 1.3 A single width garage is proposed to the rear on the southern side of the property, close to the hedgerow lined boundary with Three Gables.
- 1.4 The plot is 32 metres deep and has a frontage of 15 metres narrowing to 13 metres on the rear or eastern boundary of the site.

**2. Policies**

**2.1 Planning Policy Guidance**

- |       |   |                    |
|-------|---|--------------------|
| PPG.1 | - | General Principles |
| PPG.3 | - | Housing            |

**2.2 Hereford and Worcester County Structure Plan**

- |              |   |                          |
|--------------|---|--------------------------|
| Policy CTC.9 | - | Development Requirements |
| Policy H.16A | - | Housing in Rural Areas   |

### 2.3 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy SH.10	-	Housing in Smaller Settlements
Policy C.43	-	Foul Sewage

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

Policy H.6	-	Housing in Smaller Settlements
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## 3. Planning History

3.1 None identified.

## 4. Consultation Summary

### Statutory Consultations

4.1 The Environment Agency initially responded with a holding objection, however with the submission of further details, including porosity test results, the Environment Agency have no objections.

### Internal Council Advice

4.2 Head of Engineering and Transportation states that the means of access proposed is contrary to the interests of highway safety, but that it is possible to create a revised layout to overcome this problem.

## 5. Representations

5.1 In a letter that accompanied the application the applicants' agent makes the following main points:

- site lies within settlement boundary for Cobhall Common
- reasonable infill development
- development elsewhere, indeed nearly opposite the site
- the proposed dwelling is intended for the applicants' son, who is shortly returning from university
- dwelling is characteristic of cottage style properties at Cobhall Common
- brick and slate yet to be finalised can be made conditional
- private treatment plant proposed; there is a substantial area of land available for drainage purposes
- consider dwelling will assimilate well into the settlement.

5.2 In a further letter, following the Environment Agency's holding objection, it is stated:

- percolation tests are being undertaken this week.

5.3 In a letter submitted on behalf of the applicants, details of percolation tests are provided as submitted to the Environment Agency.

5.4 Allensmore Parish Council make the following observations:

"Allensmore Parish Council opposes this development on Cobhall Common on the same grounds as we opposed the 2 bedroomed bungalow at Chapel Cottage on the opposite side of the road at your planning meeting on 5th November, 2003.

We feel it would be unwise to support further development on Cobhall Common, in this case a three bedroomed house not a bungalow. Our comments on the drainage improvement scheme of 1997 being to improve surface water run-off still hold true."

## 6. Officers Appraisal

- 6.1 The main issues are considered to be the principle of development, the means of access and the means of foul drainage.
- 6.2 With regard to the principle of developing this site, Cobhall Common is identified as a smaller settlement within the remit of Policy SH.10 contained in the Local Plan. Cobhall Common will no longer be an identified settlement within the remit of emerging Unitary Development Plan policy, however given the fact that there have been objections raised to Unitary Development Plan policy it is considered that Development Plan policy in this instance Policies GD.1 and SH.10 and Policy H.16A in the Hereford and Worcester County Structure Plan still obtain. The type of dwelling proposed is of a scale and proportion that will assimilate well into this part of Cobhall Common. The facing materials can be made the subject of a planning condition. The other issue is satisfying local housing need, which has been demonstrated by the supporting covering letter.
- 6.3 The second issue is one relating to the means of access. The plans submitted provide for a single drive leading towards the garage sited to the rear of the brick faced dwelling. There is no means demonstrated for a vehicle to manoeuvre on site. It is considered that in line with the recommendations of the Head of Engineering and Transportation that with some further work on the scheme a means of turning a vehicle on site such that it could join the unclassified road in forward gear can be achieved.
- 6.4 Cobhall Common has historically been the subject of drainage problems. The current proposal is one that does take advantage of improvements made to surface water works started in 1997. This proposal entails using a package treatment plant for which there is no objection from the Environment Agency. Therefore, it is not considered that planning permission could be reasonably withheld for reasons of drainage problems associated with Cobhall Common in this instance.
- 6.5 The proposal satisfies the criteria for new residential development in smaller settlements in accordance with Policies SH.10, GD.1 and C.43 contained in the Local Plan. There are considered to be no reasonable grounds for withholding planning permission, subject to satisfactory revised plans relating to on-site manoeuvring facilities being provided.

## RECOMMENDATION

**That subject to the receipt of satisfactory revised plans relating to the means of access and turning area on site, the officers named in the Scheme of Delegation to Officers be authorised to issue 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.**

**Informative:**

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.