

6 DCSE2004/3075/O - SITE FOR FAMILY HOME AT THE GABLES, ASTON CREWS, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7LW

For: Mr. & Mrs. Edwards per Milsom Kane Architects, 1 Riverside Business Centre, New Road, Crickhowell, Powys NP8 1AY

Date Received: 7th September, 2004 Ward: Penyard Grid Ref: 67229, 23239

Expiry Date: 2nd November, 2004

Local Member: Councillor H. Bramer

1. Site Description and Proposal

- 1.1 This site is on the east side of the Class III road at Aston Crews just to the north of its junction with the Class II road.
- 1.2 The site comprises part of the garden for The Gables which is a detached two-storey house which is rendered and with a tile roof. The site is to the south of The Gables adjacent to its access drive. There is a road frontage of some 13 metres with the plot depth being some 45 metres. The whole site is laid out a garden. Along the road frontage is a mature hedge and this continues along the front of The Gables. Adjoining to the south is The Penny Farthing Public House.
- 1.3 This is an outline application with all matters reserved for subsequent approval.

2. Policies

2.1 Planning Policy Guidance/Statements

PPG1	–	General Policy and Principles
PPS7	–	Sustainable Development in Rural Areas.

2.2 Hereford and Worcester County Structure Plan

Policy H18	–	Housing in Rural Areas
Policy CTC2	–	Areas of Great Landscape Value

2.3 South Herefordshire District Local Plan

Policy GD1	–	General Development Criteria
Policy C8	–	Development in AGLV
Policy SH10	–	Housing in Smaller Settlements

2.4 Unitary Development Plan – Deposit Draft

Policy S1	–	Sustainable Development
Policy S2	–	Development Requirements
Policy H6	–	Housing in Smaller Settlements

Policy H7	–	Housing in the Countryside Outside Settlements
Policy LA2	–	Landscape Character

3. Planning History

- 3.1 SE2004/0446/O Site for dwelling to include new access road. - Withdrawn 1/4/04

4. Consultation Summary

Statutory Consultations

- 4.1 Hyder - comment that there are no public sewers in the area.

Internal Council Advice

- 4.4 Head of Engineering and Transportation has no objection subject to conditions.

5. Representations

- 5.1 In support of the application the agent advises that the dwelling would be for a member of the applicants' family.
- 5.2 Aston Ingham Parish Council have not replied.
- 5.4 An objection has been received from Mr and Mrs Bradney, Hill View House. The grounds are that the hamlet is not categorised for development a requirement for new housing must be demonstrated and as there is no shortage of workforce for local businesses and no local services are under threat this cannot be the case. Additionally the site should be regarded as countryside so permission should not be granted. Concern is also raised about the safety of the access and that there would be external visual problems.

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

- 6.0 This is an outline application with all matters reserved for subsequent approval. At this time therefore the main issue for consideration is the principle of the development.
- 6.1 Aston Crews is a hamlet and contains a number of dwellings of various styles together with two public houses (one of which is closed). The settlement is included within the list of smaller settlements under Policy SH10. This Policy establishes a range of criteria against which individual proposals should be considered.
- 6.2 The UDP reconsiders the settlement policy for the County and whilst it retains a policy providing for development in smaller settlements Aston Crews is no longer included. Aston Crews would under the UDP be considered as countryside. However until the UDP has proceeded further in its adoption process greater weight should be given to the current Development Plan policy.

- 6.3 Therefore the proposal should be assessed against the criteria in Policy SH10. The site is considered to be within what could reasonably considered to be the boundary of the settlement and a single dwelling would be of a scale and character appropriate to the settlement. It would be important that any future detailed scheme reflected the scale, form and character of The Gables. No position for the dwelling is indicated but a siting on a similar building line to The Gables would cause no harm the character of the area and would not be cramped or backland development. The provision of an access would be acceptable in highway terms. Policy SH10 requires proposals to demonstrate that they would satisfy local housing requirements. A case has been submitted, which is that the house would be for a family member (of the family residing in The Gable). It is considered that this is acceptable, having regard to cases accepted in similar situations elsewhere.
- 6.4 There would be unlikely, subject to a suitable design, to be an unacceptable impact on the adjoining property.
- 6.5 The site is within the AGLV but having regard to its particular location it is unlikely that there would be undue harm to landscape character. The provision of the access would inevitably result in the loss of the roadside hedge or part of it. It would be preferable that the future design of the access sought to retain as much of the hedge as possible and that a new hedge is also planted.

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.

Informative(s):

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

Decision:

Notes:

Background Papers

Internal departmental consultation replies.