

10 DCSW2004/3343/RM - ERECTION OF TWO DWELLINGS AFTER DEMOLITION OF EXISTING BUNGALOW, ALLWAYS, CLEHONGER, HEREFORD, HEREFORDSHIRE, HR2 9TE

For: Beaumont Builders Ltd per Mr. J. Spreckley, Brinsop House, Brinsop, Hereford, HR4 7AS

Date Received: 27th September, 2004 Ward: Stoney Street Grid Ref: 44795, 37564
Expiry Date: 22nd November, 2004
 Local Member: Councillor D.C. Taylor

1. Site Description and Proposal

- 1.1 This site is located at the junction of Croft Road and the Class II road at the northern edge of Clehonger.
- 1.2 The site is a rectangular area of land within which is a detached bungalow. The bungalow has been unoccupied for some time. The main vehicle access is to the Class II road adjacent to the boundary with 19 Syers Croft and there is a secondary access to Croft Road adjacent to the boundary with No 2. Along the roadside boundaries is a mature conifer hedge but in the north east corner is a mature willow tree. Existing dwellings adjoin the west and south boundaries.
- 1.3 This proposal is for the erection of two dwellings, one house and one a dormer bungalow. The house would be the northern plot and utilise the existing main access onto the Class II road. This would have four bedrooms. The dormer bungalow would be to the south using the current secondary access onto Croft Road and would have three bedrooms.

2. Policies

2.1 Planning Policy Guidance/Statements

PPG.1	-	General Policy and Principles
PPG.3	-	Housing
PPS.7	-	Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan

Policy H.16A	-	Housing in Rural Areas
Policy H.18	-	Residential Development in Rural Settlements
Policy CTC.9	-	Development Requirements

2.3 South Herefordshire District Local Plan

Policy GD.1	-	General Development Requirements
Policy SH.6	-	Housing Development in Larger Villages
Policy SH.8	-	New Housing Development Criteria in Larger Villages

- Policy SH.14 - Siting and Design of New Buildings
- Policy T.3 - Highway Safety Requirements

2.4 Unitary Development Plan (Revised Deposit Draft)

- Policy S.1 - Sustainable Development
- Policy S.2 - Development Requirements
- Policy DR.1 - Design
- Policy DR.2 - Land Use and Activity
- Policy DR.3 - Movement
- Policy DR.4 - Environment

3. Planning History

- 3.1 SW2002/2349/O Site for three dwelling houses - Refused 02.11.02
- SW2003/2405/O Site for the erection of two dwellings - Approved 29.09.03
- SW2004/2091/RM Erection of two dwellings - Refused 28.07.04

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

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

5. Representations

- 5.1 The agent, in support, states that revisions have been made to the design since the previous refusal and the design aims to reflect the style of the area. Plot A is for a house with dormer windows which reflects the style along the B4349 and Plot B is a dormer bungalow typical of those elsewhere in the village. The design ensures no loss of privacy for the neighbours.
- 5.2 Clehonger Parish Council feel the layout is an improvement but that the dwellings should be bungalows and not houses, as they are too tall for the surrounding area. Local residents have expressed concern. The Parish Council also feel the visibility on the corner needs to be improved.

6. Officers Appraisal

- 6.1 This site is within the settlement boundary for Clehonger where new housing development can be permitted. The site contains an existing dwelling, a bungalow, and also has the benefit of a planning permission for the erection of two dwellings which was granted in 2003. That planning permission was in outline but with the details of the accesses included. In addition the decision contained an Informative Note which advised that it was considered that the most appropriate form of development would be in the form of two bungalows.

- 6.2 This application, as the principle of two dwellings on the site has been accepted, is for the approval of the remaining details, namely the design and external appearance of the buildings and the landscaping. With regard to the access the outline permission showed a separate access for each plot - with both existing access points to be used.
- 6.3 The main issues for the consideration of this proposal are whether the form, design and scale of the development is appropriate, whether the landscaping details are suitable and an assessment of the impact on adjoining dwellings.
- 6.4 In the vicinity of the site there is a mixture in the form of development. To the west and east are houses while to the south are bungalows. The proposed dwelling for Plot B is a dormer bungalow. This in terms of its design, scale and position would not appear inappropriate or incongruous in this location. The dormer windows would face Croft Road. There would be no overlooking of the adjoining dwellings. It would be some 3-4 metres from the southern boundary and some 4 metres from the west boundary. Although it would therefore be close to the boundary with the adjoining dwellings due to the orientation it should not cause unacceptable overshadowing or be overbearing. The Plot itself would not have a large area of private garden this would not be unreasonable in this location.
- 6.5 The dwelling for Plot A would be a two-storey house although it would incorporate dormer windows. It would be in front of the building line along the Class II road and also in front of the building line, including that for Plot B along Croft Road. However having regard to the pattern of development in the area which does have variety in terms of building lines it is considered that the siting of the dwelling would be unacceptably prominent. It would not affect visibility at the junction. The first floor dormer windows would face north and south and there will be no overlooking of the existing dwelling adjoining to the west. The dormers will overlook Plot B but this will be to the front garden and access. The size of the dormer windows have been reduced in size to two rather than three casements so as to reduce this apparent impact.
- 6.6 With regard to landscaping the submitted scheme shows the retention of the existing mature willow together with additional tree and shrub planting. The conifer hedge would be removed. The scheme is considered acceptable. The scheme also shows a 1.8m high close boarded fence to the boundary to the Class II road and Croft Road. Whilst it is considered that a fence is appropriate for privacy it should be set back behind a new hedgerow. This can be covered by a condition.
- 6.7 As stated above the proposed access details were agreed at the outline stage. The conditions include a requirement for visibility splays for the two access points.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1. A06 (Development in accordance with approved plans)

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

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. G05 (Implementation of landscaping scheme (general))

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

5. Notwithstanding the approved plans, the details of the boundary treatment to the north west and north east boundaries of the site shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development. The work shall be carried out in accordance with the approved details.

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

Informative(s):

1. N09 - Approval of Reserved Matters

2. N15 - Reason(s) for the Grant of Planning Permission

Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.