

17 DCNC2004/3449/O - SITE FOR DETACHED HOUSE WITH GARAGE, NEW VEHICULAR/PEDESTRIAN ACCESS, AT 55 NEW ROAD, BROMYARD, HEREFORDSHIRE, HR7 4AL

For: Mr Orgee per BLB Architects, The Old School House, 63A High Street, Bridgnorth, Shropshire, WV16 4DX

Date Received: 6th October 2004 Ward: Bromyard Grid Ref: 65108, 54459

Expiry Date: 1st December 2004

Local Member: Councillors P Dauncey and B Hunt

1. Site Description and Proposal

- 1.1 This application seeks outline planning consent for the erection of a single two-storey house beside No. 55 New Road, Bromyard, with details included for the access only.
- 1.2 The site covers over 43m², it is wider than those opposite and larger than several properties further to the west on New Road. The access is proposed from New Road.

2. Policies

2.1 Malvern Hills Local Plan

Housing Policy 1 - Land for New Housing Development
Housing Policy 2 - Development in Main Towns
Housing Policy 3 - Settlement Boundaries
Housing Policy 17 - Residential Standards
Bromyard Housing Policy 1

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy DR.1 - Design
Policy DR.3 - Movement
Policy S.3 - Housing

2.3 PPG3 - Housing

3. Planning History

- 3.1 DCNC2004/3187/F Conservatory and first floor extension - Granted 11.10.04
to 55 New Road

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: No objection subject to the provision of foul and surface water conditions.

Internal Council Advice

- 4.2 Head of Engineering and Transportation: recommends that any permission be subject to conditions.

5. Representations

- 5.1 Bromyard and Winslow Town Council object to the outline application:

1. on the grounds of lack of space for a detached house, and
2. access questionable on safety grounds.

- 5.2 An objection has been received from the following neighbour and local resident:

Mr. & Mrs. James, 61 New Road, Bromyard

Their objections are summarised as follows:

- objection on the grounds of loss of privacy
- loss of light
- possible loss of fruit trees
- access on safety grounds

- 5.3 The full text of this letter can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 At this outline stage of the application, items for consideration are

- i) the principle of whether the site is appropriate for the erection of a single dwelling
- ii) details for the access

- 6.2 The application site lies within the settlement boundary of the main town of Bromyard as identified in the Malvern Hills Local Plan. Housing Policy 2 concerns Development in the Main Towns with Bromyard as a main town.

- 6.3 Housing Policy 3 refers to proposals within settlement boundaries being permitted provided that they are:

- i) of a scale, character and density appropriate to the character of the area and existing pattern of development
- ii) adequate site conditions and service exist
- iii) satisfactory vehicular and pedestrian access can be provided, and
- iv) it would not adversely affect neighbouring properties or result in overlooking or loss of residential amenity.

- 6.4 Within the Malvern Hills Local Plan Map for Bromyard, the site is within the area designated as primarily residential in character. This relates to Bromyard Housing Policy 1, which states that proposals for new residential developments will be permitted within the Primary Residential Area within certain provisos, as defined above for Housing Policy 3.
- 6.5 It is considered that the Head of Engineering and Transportation's response has provided sufficient advice, with suggested conditions to mitigate the highways concerns of both the Town Council and the neighbour at number 61.
- 6.6 Given that the site is in fact wider than many in the immediate vicinity and indeed larger overall than others, the site is considered of an appropriate size to contain one single dwelling. Consequently, the proposal is considered to comply with the relevant policies.

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. A04 (Approval of reserved matters)**

Reason: To enable the local planning authority to exercise proper control over these aspects of the development.

- 3. H02 (Single access - footway)**

Reason: In the interests of highway safety.

- 4. H03 (Visibility splays)**

Reason: In the interests of highway safety.

- 5. H09 (Driveway gradient)**

Reason: In the interests of highway safety.

- 6. H14 (Turning and parking: change of use - domestic)**

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

Informative(s):

- 1. HN01 - Mud on highway**
- 2. HN05 - Works within the highway**
- 3. HN10 - No drainage to discharge to highway**
- 4. N15 - Reason(s) for the Grant of Planning Permission**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.