

20 DCNC2004/3678/RM - ERECTION OF HOUSE AND GARAGE AT OLD SCHOOL HOUSE, WHITBOURNE, WORCESTER, HEREFORDSHIRE, WR6 5SP**For: J & G Developments per Gurney Storer & Associates, The Stables, Martley, Worcestershire WR6 6QB****Date Received:**
22nd October 2004**Ward:**
Bringsty**Grid Ref:**
71930, 56711**Expiry Date:**
17th December 2004

Local Member: Councillor T Hunt

1. Site Description and Proposal

- 1.1 The application site stands to the side of The Old School House. Access is via the existing driveway, which runs along the north and west boundaries of the site.
- 1.2 This is an application for the approval of reserved matters following outline planning permission NC2003/0932/O. The application proposes a 4-bedroomed dwelling, 4m to eaves and 7.3m to ridge, and a detached garage.

2. Policies**2.1 Malvern Hills District Local Plan**

Housing Policy 3 – Settlement boundaries
Housing Policy 17 – Residential standards
Landscape Policy 3 – Development in Areas of Great Landscape Value

2.2 Hereford and Worcester County Structure Plan

CTC2 – Development in Areas of Great Landscape Value
CTC9 – Development Criteria

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)

LA2 – Landscape character least resilient to change
H4 – Main villages settlement boundaries
H13 – Sustainable residential development
H16 – Car parking

- 2.4 PPG1 – General Policies and Principles
PPG3 - Housing

3. Planning History

NC2002/1288/O - Site for one dwelling and garage. Refused 21.6.02.

NC2003/0932/O - Site for one dwelling and garage. Approved 6.6.03.

NC2004/2275/RM - Erection of house and garage. Refused 8.9.04. Appeal lodged.

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Head of Engineering and Transport: No objection - there are no highway concerns with this application.

4.3 Chief Conservation Officer: No objection.

5. Representations

5.1 Whitbourne Parish Council: 'The Parish Council objects to this application for the following reasons:

- The plans have been submitted on old ordnance survey maps and misrepresent the current locality of the site. There are now four houses on the adjacent site of the Old Post Office and there has been an additional property on the C1066 opposite the site. The area is already overdeveloped.
- Outline permission was granted for a single storey dwelling (bungalow) with integral garage. This proposal is for a two storey house with separate garage.
- The proposed dwelling is closer to neighbouring properties than shown in the outline permission.
- The Parish Council is still concerned with access, which joins the highway in the middle of the zig-gaz 'no parking' area for the adjacent school. This access has become more difficult to negotiate, as since outline permission was granted vehicles associated with the new houses are parking on the road outside those houses and obscuring visibility and posing a hazard.
- The application proposes to widen this access but since 1949 and in living memory ownership of the adjacent wall and land is believed and established to belong to the Parish Council.
- Should this application succeed the Parish Council requests that all conditions imposed, as well as those of the outline permission, should be complied with.
- A satisfactory boundary treatment should be in place before commencement of any works to screen neighbouring properties.
- The Parish Council wishes the concerns of neighbouring residents to be considered, including:
 1. That neighbours are not overlooked.
 2. That access is dangerous because of the neighbouring school.

3. That site lines assumed on the application rely upon land not in control of the applicant.
4. That the garage is inappropriate being too large and too high and not within the application submitted when outline permission was granted. If permission for a garage is granted then a condition should be placed upon it restricting its use.
5. That this application is not representative of the application for a three bedroom bungalow with integral garage on which outline permission was granted.

5.2 Letters of objection have been received from:

Mr and Mrs Butler, 4 Old Forge, Whitbourne
Mrs Wright, 6 Old Forge, Whitbourne
Mr AJ Judge, 5 Old Forge, whitbourne
Mr S Stubbs, Head Teacher, Whitbourne Primary School
Mr C Hawkins, 1 Blacksmith's Cottages, Whitbourne

The main concerns raised are:

- a) The outline planning permission was for a 3-bedroomed bungalow only with integral garage, which would be less intrusive.
- b) The area already has 4 new houses.
- c) The proposal will be detrimental to the character of the area.
- d) The proposal would add to existing traffic hazard. Access is extremely dangerous.
- e) Invasion of privacy due to close proximity of the development.
- f) If development is permitted, conditions should be imposed regarding when work is commenced.
- g) The submitted plans are out of date.

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

6. Officers Appraisal

- 6.1 This application is for the approval of reserved matters following outline planning permission NC2003/0932/O, which established the principle of a single dwelling on this site. The outline planning permission reserved all matters except means of access for future consideration. The outline planning permission did not restrict by way of conditions the future development of the site to a bungalow.
- 6.2 The determining factors in this application are the scale and impact of the proposed dwelling on the character of the area. The means of access has been approved as part of the outline planning permission.
- 6.3 This application has been submitted following the recent refusal of DCNC2004/2275/RM when it was considered the proposal conflicted with Housing Policy 17(c) of the Malvern Hills District Local Plan in that the character and appearance of the proposed dwelling relates poorly to the scale and form of adjoining dwellings, so as to be unsympathetic with the prevailing characteristics of the area. An appeal has been lodged against this decision. This application retains the same accommodation as the refused scheme, but the height of the proposed dwelling has been lowered from 8.3m to 7.3m and the eaves height has also been reduced from 5m to 4m. Further, the west elevation, the elevation faces the common boundary with the Old Forge development has been redesigned so that there are no first floor

windows. In terms of impact on the locality the amended proposal is considered acceptable. The outline planning permission requires that all hedgerows should be retained in that they are a key landscape feature in the village. The hedge provides good protection of residential amenity to neighbours, preventing overlooking.

6.4 This part of Whitbourne is characterised by a mix of house styles, there are no bungalows adjoining the site. The Old School House is a large, red brick Victorian house under a slate hipped roof. The Old Forge, which is to the west, is a 1970's housing development and The Old Post Office development is a recently constructed row of 4 detached houses. As regard to the height of the proposed dwelling, with adjoining developments it is considered that the proposal compares favourably with the scale of The Old School House, and insofar as its relationship with The Old Post Office development is concerned, the site is at a lower level, which, together with the positioning of the proposed dwelling, allows the proposal to blend with the locality.

RECOMMENDATION

That approval of reserved matters be granted subject to the following conditions:

1 - B01 (Samples of external materials)

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

2 - F48 (Details of slab levels)

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

Informatives:

1 - N09 - Approval of Reserved Matters

2 - N15 - Reason(s) for the grant of approval of reserved matters

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.