

<b>MEETING:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>22 FEBRUARY 2012</b>
<b>TITLE OF REPORT:</b>	<p><b>S113380/F - ERECTION OF TWO DWELLINGS WITH ATTACHED GARAGING AT HILLCREST, GORSLEY, ROSS ON WYE, HR9 7SW</b></p> <p><b>For: Country Construction per Mr David Pearce, Lavender Cottage, Nettleton, Chippenham, Wiltshire, SN14 7NS</b></p>

**Date Received: 29 November 2011**

**Ward: Penyard**

**Grid Ref: 367506,226184**

**Expiry Date: 27 January 2012**

Local Members: Councillor H Bramer

## **1. Site Description and Proposal**

- 1.1 Hillcrest is a development site of 3 detached dwellings on the north side of the B4221, south of Ivy House Estate, Gorsley. Plots 1 and 3 have been built. The site is relatively flat. A hedge defines the rear boundary. 5 Ivy House Estate, a bungalow is to the north.
- 1.2 This application proposes full planning permission for a semi-detached house. Each house will accommodate living room/dining room, kitchen, WC and a garage on the ground floor with 2 bedrooms, study and a bathroom on the first floor. Dormer windows are proposed to the front elevation and low-level rooflights are proposed to the rear elevation. External walls are to be finished with render and reconstituted stone that will match the neighbouring property. Gorsley stone is proposed for the front gable and plain tiles are proposed for the roof. Vehicular access will be off a driveway that serves Hillcrest and the 2 recently constructed dwellings. The drive exits onto the B4221.

## **2. Policies**

### **2.1 National Planning Guidance**

- PPS1 - Delivering Sustainable Development  
PPS3 - Housing.

### **2.2 Herefordshire Unitary Development Plan**

- S1 - Sustainable development  
S2 - Development requirements  
S3 - Housing  
DR1 - Design  
DR5 - Planning obligations  
H13 - Sustainable residential design

### **3. Planning History**

- 3.1 DCSE0009/1487/O - Three detached dwellings with new access and associated works. Approved 28.10.2009.
- 3.2 DCSE092942/F - Variation of condition 5 on outline planning permission DCSE2009/1487/O to enable construction of visibility splays and new access. Approved 4.1.2010.
- 3.3 DMSE/101047/RM - Three detached dwellings with new access and associated works. Approved 10.11.2010
- 3.4 DMS/111943/F - Proposed erection of two dwellings with attached garaging. Refused 3.10.2011.

### **4. Consultation Summary**

#### Statutory Consultees

- 4.1 Welsh Water advise there are no public sewers in this area. It may be possible for the developer to requisition sewers from Dwr Cymru welsh Water under Sections 98 -101 of the Water Industry Act 1991.

#### Internal Council Advice

- 4.2 Traffic Manager has no objection subject to conditions.
- 4.3 Public Rights of Way Officer will not affect a public right of way.
- 4.4 Environmental Health and Trading Standards – Contaminated Land comments the development is some 140 metres to the west of a former landfill site commonly referred to as Hartleys quarry landfill. Landfills may be considered a potentially contaminative use and as such the following condition is recommended:

1. No development shall take place until the following has been submitted to and approved in writing by the local planning authority:

A 'desk study' report including previous site and adjacent site uses, potential contaminants arising from those uses, possible sources, pathways, and receptors, a conceptual model and a risk assessment in accordance with current best practice

If the risk assessment in (a) confirms the possibility of a significant pollutant linkage(s), a site investigation should be undertaken to characterise fully the nature and extent and severity of contamination, incorporating a conceptual model of all the potential pollutant linkages and an assessment of risk to identified receptors

### **5. Representations**

- 5.1 Linton Parish Council has no objection.
- 5.2 A Design and Statement has been submitted with the application.
- The revised form of development is to create 2 lower value, 2 bedroom dwellings with the option to be extended to provide 3 bedrooms in place of the single 4 bedroom dwelling
  - The applicant is a local building company aware of the difficulties experienced by local people wishing to purchase dwellings in rural areas

- The applicant has discussed his proposal with neighbours and the parish council who have and has not been advised of any grounds for concern and has been requested to pursue the proposal as a means of improving the availability of small houses
- The footprint of the dwellings will be 118 square metres compared with the consented 130 square metres dwelling
- The siting of the dwellings retains the relationship with 2 neighbouring properties but has taken the opportunity to position the dwellings closer to the private access drive
- In common with the previous application the proposal addresses the potential of overlooking by placing rooflights in the north facing roof slope with the main windows in the side elevations

5.3 Three objections have been received. In summary it is said:

- The houses will be built on higher ground behind our bungalow
- They will overlook and overshadow our property
- Windows will look directly into our property so as to affect our privacy
- There will be an increase in traffic
- The plan leaves no room for an eco-system to be re-established
- It is not in keeping with neighbouring properties

5.4 Twenty one letters in support of this application have been received. In summary it is said

- There should be more opportunities to allow starter homes for the younger population of Gorsley
- The proposal to turn a 4 bed executive home into 2 low cost starter homes should be welcomed
- The village needs more affordable housing so that local people can stay in the village
- The village will benefit from the proposal
- The parish has very little in the way of affordable housing
- It will not have any serious adverse affect on the neighbouring properties

5.5 The full text of these letters can be inspected at Hereford Customer Services, Franklin House, 4 Commercial Road, Hereford, HR1 2BB and prior to the Committee meeting.

## **6. Officer's Appraisal**

6.1 This application has been submitted following the refusal of DMS/111934/F which proposed an identical housing development. The only difference between this application and the previous application is a supporting statement submitted which implies the proposal will provide 2 lower value houses as a means of improving the availability of small houses in the area. However, the applicant has not offered a Section 106 Agreement or any other method that will retain the development for this purpose.

6.2 With regard to local affordable housing need in the Linton and Gorsley area Herefordshire Council's Homes and Communities Division commissioned a housing needs survey. The survey was designed to assess the need for affordable housing over the next three years, forming part of the rolling programme of surveys across the county, as a statutory duty to assess housing needs under the Housing Act 1985. The survey identified a need for 7 one-bedroom dwellings, 1 two-bedroom dwelling and 3 three-bedroom dwellings a site has been identified on the northwest side of the junction of Ivy House Lane and the B4221, opposite The Roadmaker Public House for this purpose.

6.3 The application site is located in the main village boundary of Gorsley as shown on Inset Map 19a in the Herefordshire Unitary Development Plan. As such the principle of housing development on this site is acceptable. Also, planning permission has been granted for a

dwelling on this plot as part of the approval of reserved matters, DMSE/101047RM, which is the same as the recently constructed dwelling on plot 1, to the west. This application proposes a semi-detached house that will be bulkier when compared against the approved dwelling; ridge height of 8 metres compared to 7.2 metres of the approved scheme and 16.5 metres wide compared against 9 metres of the detached house. This increase in size and proximity to the adjoining bungalow, 5 Ivy House Estate, will lead to an overdevelopment of the site so as to have an adverse impact on the amenity of the occupants through the intensification of development.

6.4 Furthermore, the approved layout was conceived as a spacious edge of settlement development in an area primarily characterised by lower density housing. In this context it is considered that in addition to the increased overbearing effect, the cramped form of the semi-detached arrangement will be out of keeping with the character of the site and the surrounding area

## **RECOMMENDATION**

**That planning permission be refused for the following reasons:**

- 1. It is considered the scale and form of the proposed dwellings would lead to an overdevelopment of the site so as to have adverse impact on the residential amenity of adjoining properties and a detrimental effect on the character and appearance of the site and the surrounding locality. As such the proposal conflicts with policies DR1, DR2 and H13 of the Herefordshire Unitary Development Plan.**

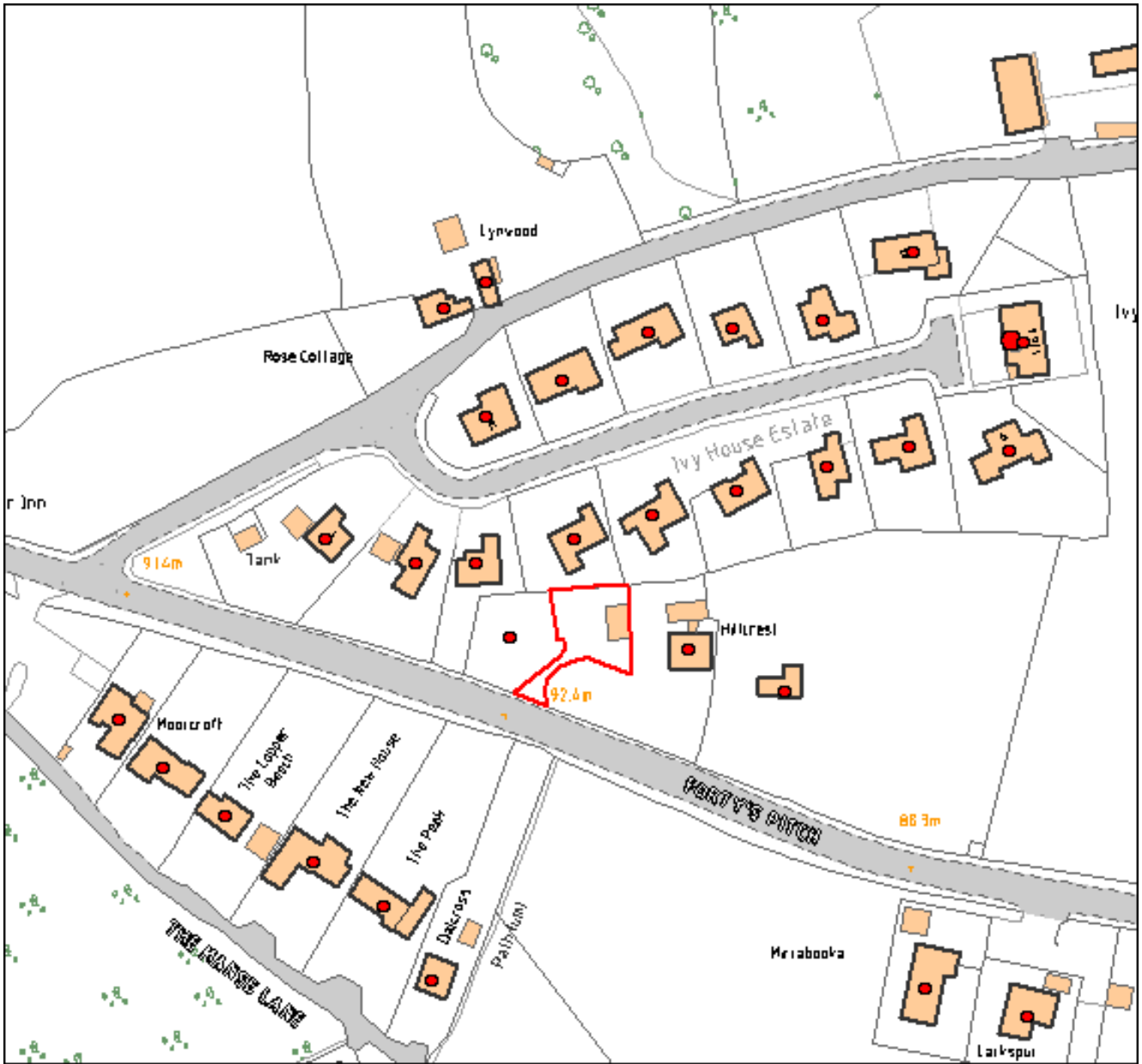
Decision: .....

Notes: .....

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## **Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DMS/113380/F

**SITE ADDRESS :** HILLCREST, GORSLEY, ROSS ON WYE, HR9 7SW

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Further information on the subject of this report is available from Mr D Thomas on 01432 261974