

MEETING:	PLANNING COMMITTEE
DATE:	4 APRIL 2012
TITLE OF REPORT:	N120045/F - PROPOSED REPLACEMENT OF PLANNING PERMISSION DMN/103066/F FOR A NEW FOUR BEDROOM DETACHED PROPERTY WITH ATTACHED GARAGE AT 54-56 NEW ROAD, BROMYARD, HEREFORDSHIRE, HR7 4AJ For: Mr Litherland per Mr Andy Rose, 2 St. Oswald's Road, Worcester, Worcestershire, WR1 1HZ
WEBSITE LINK:	http://www.herefordshire.gov.uk/housing/planning/58286.aspx?ID=120045&NoSearch=True

Date Received: 6 January 2012

Ward: Bromyard

Grid Ref: 365104,254529

Expiry Date: 13 April 2012

Local Members: Councillors JG Lester and A Seldon

1. Site Description and Proposal

- 1.1 The application site is located within a designated residential area within the settlement boundary of Bromyard. The site forms part of the long narrow back gardens of No's 54 and 56 New Road and has a frontage onto Clover Terrace, a narrow, one-way route leading from Old Road through to the A44.
- 1.2 There is a varied mix of housing within the area, with semi-detached three storey dwellings fronting on to New Road and two storey terraced properties on Clover Terrace to the west. A series of recently approved applications have resulted in a number of new dwellings on Clover Terrace. A detached dwelling has been built on to the west of the site, and to the north a small housing development with detached and terraced properties.
- 1.3 The proposal seeks planning permission for a detached four bedroom property with garage. Permission has previously been granted under application DMN/103066/F, however this has now lapsed. The proposed property is identical to that previously approved. It fronts onto Clover Terrace and provides a floor area of just over 100sqm. The proposed property will be constructed with brick walls under a tiled roof. A 1.8m close boarded fence will be on the north, east and west boundaries, with a 1.2m picket fence to the front of the property.
- 1.4 The proposal also provides a shared driveway with two parking spaces for 54 and 56 New Road as previously approved.

2. Policies

2.1 National Policy

- PPS1 - Delivering Sustainable Development
- PPS3 - Housing

Further information on the subject of this report is available from Ms R Jenman on 01432 261961

2.2 Herefordshire Unitary Development Plan:

- S1 - Sustainable Development
- S2 - Development Requirements
- DR1 - Design
- DR3 - Movement
- DR4 - Environment
- H1 - Hereford and the Market Towns: Settlement Boundaries and Established Residential Area
- H13 - Sustainable Residential Design

3. Planning History

- 3.1 N/101774/F Erection of number dwellings. Refused 8 November 2010.
- 3.2 N/103066/F New 4 bedroom detached property with attached garage. Approved 17 January 2011.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water makes no objection to the application subject to the imposition of conditions relating to the separate treatment of foul and surface water.

Internal Council Consultations

- 4.2 Transportation Manager has no objection.

5. Representations

- 5.1 Bromyard & Winslow Town Council unanimously resolved to support the application.
- 5.2 The consultation responses can be viewed on the Council's website by using the following link:-
www.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx

Internet access is available at the Council's Customer Service Centres:-

www.herefordshire.gov.uk/community_and_living/consumer_advice/41840.asp

6. Officer's Appraisal

- 6.1 The application site is within the settlement boundary for Bromyard therefore in accordance with Policy H1 in the Herefordshire Unitary Development Plan the principle of new residential development is acceptable. The proposed scheme is identical in scale and design to that approved under application N/103066/F and falls to be considered against the same policies within the Herefordshire Unitary Development Plan as that of the previous application.
- 6.2 Given the constraints of the site, the locality and material planning considerations, the Local Planning Authority have always maintained that the site is only suitable for a single dwelling, and not multiple unit schemes as approved on some of the adjoining sites. The submitted scheme shows a modest four bed property with two parking spaces and a spacious rear garden area. The scale of proposed scheme is considered to be acceptable and provides acceptable levels of amenity space for the new dwelling and that of 54 and 56 New Road.

- 6.3 The character of Clover Terrace has changed significantly in recent years through the granting of planning permission for new residential development. The proposed dwelling under consideration in this application has a road frontage onto Clover Terrace, which provides coherence to the street scene and that of the recent developments. The proposed dwelling is to be constructed from red brick under a tiled roof, which will match that of the surrounding properties. The proposal is considered entirely consistent with the character of the area.
- 6.4 The distance between the south elevation of the proposed dwelling and that of 54 and 56 New Road is 28 metres. The new dwelling will be below that of 54 and 56 New Road as the land slopes from south to north. Given the distance between the dwellings and the topography of the site it is unlikely that the new dwelling will give rise to any demonstrable loss of privacy to adjacent properties.
- 6.5 The proposed scheme provides the new dwelling and 54 and 56 New Road each with two parking spaces. These comply with the Council's Highway Design Specification and consequently no objection has been raised by the Transportation Manager. The scheme is unlikely to result in any additional on-street parking.
- 6.6 The proposed development is not considered to give rise to any harm to the visual or residential amenity of the wider locality, with the overall design and layout of the development not appearing out of character with the immediate area. The proposal is considered to comply with the relevant policies within the Herefordshire Unitary Development plan, and as such is recommended for approval.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. A01 Time limit for commencement (full permission) (one year)**
- 2. B01 Development in accordance with the approved plans**
- 3. C01 Samples of external materials**
- 4. F08 No conversion of garage to habitable accommodation**
- 5. F14 Removal of permitted development rights**
- 6. G10 Landscaping scheme**
- 7. G11 Landscaping scheme - implementation**
- 8. G09 Details of Boundary treatments**
- 9. H13 Access, turning area and parking**
- 10. I17 Scheme of foul drainage disposal**
- 11. I18 Scheme of foul drainage disposal**
- 12. I22 No surface water to public sewer**
- 13. I16 Restriction of hours during construction**

Informative:

1. N15 Reason(s) for the Grant of PP/LBC/CAC

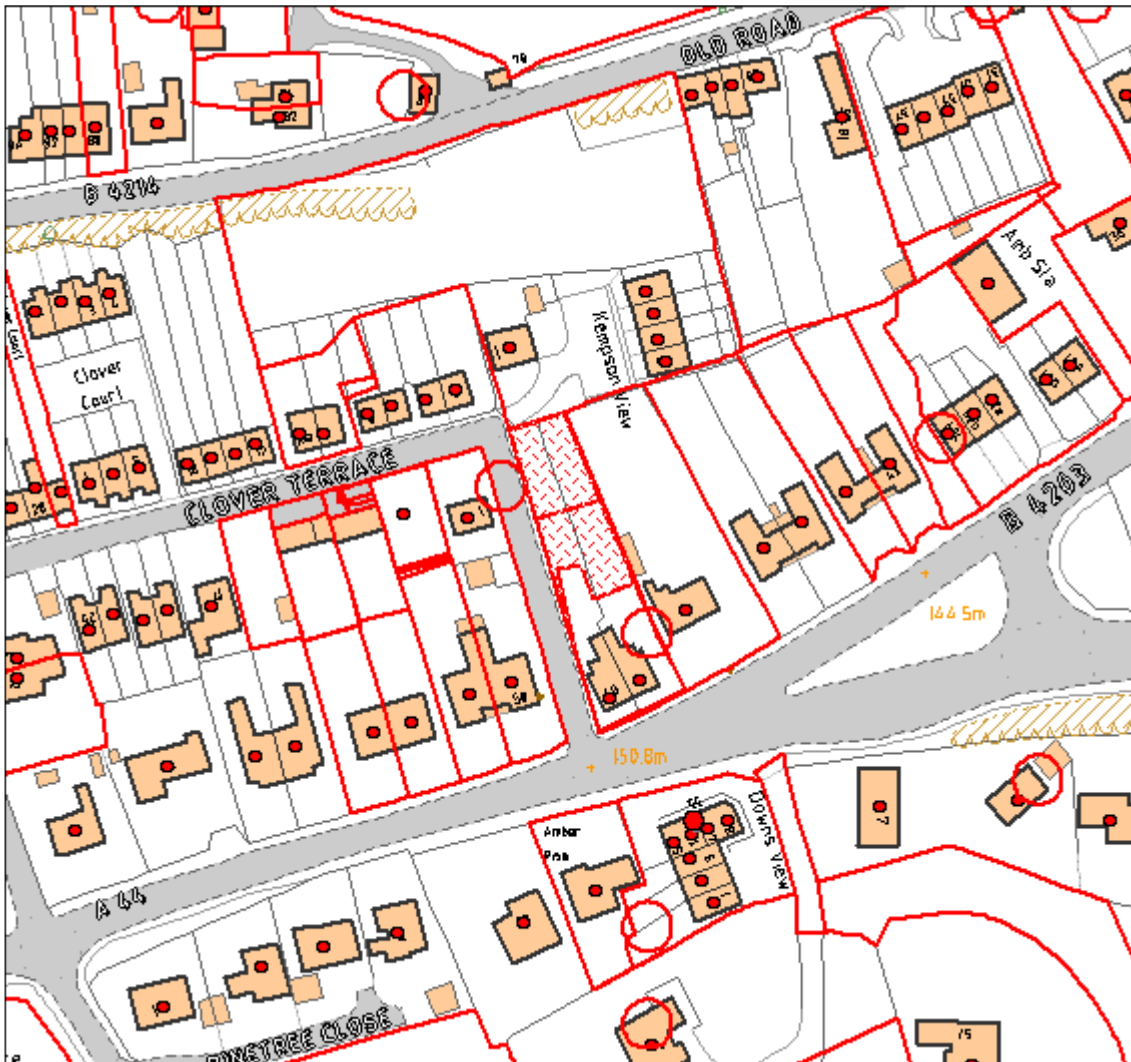
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: N/120045/F

SITE ADDRESS : 54-56 NEW ROAD, BROMYARD, HEREFORDSHIRE, HR7 4AJ

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Further information on the subject of this report is available from Ms R Jenman on 01432 261961