

<b>MEETING:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>11 DECEMBER 2013</b>
<b>TITLE OF REPORT:</b>	<p><b>132304/F - PROPOSED DEMOLITION OF EXISTING METAL CLAD STORAGE BUILDING AND ERECTION OF TWO NEW DWELLINGS WITH ASSOCIATED GARAGING, CYCLE STORAGE AND LANDSCAPING. AT LAND TO THE REAR OF WHITE HOUSE, STAUNTON-ON-WYE, HEREFORDSHIRE, HR4 7LR</b></p> <p><b>For: Mrs Jenkins per Mr Jim Hicks, Second Floor Offices, 46 Bridge Street, Hereford, Herefordshire, HR4 9DG</b></p>
<b>WEBSITE LINK:</b>	<a href="https://www.herefordshire.gov.uk/planningapplicationsearch/details/?id=132304">https://www.herefordshire.gov.uk/planningapplicationsearch/details/?id=132304</a>

**Date Received: 20 August 2013**

**Ward: Castle**

**Grid Ref: 336558,245215**

**Expiry Date: 31 October 2013**

Local Member: Councillor JW Hope MBE

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

- 1.1 The application is located outside of but adjacent to the defined settlement boundary of Staunton on Wye, a designated main village in the local plan. The site is a backland plot that adjoins the existing dwellings of The White House and Rose Cottage to the South and The Cottage to the West and is slightly elevated above these properties. Agricultural land and open countryside adjoins and extends to the North. The site is accessed from a C Class road that runs through the core of this village and a Public Right of Way traverses the site.
- 1.2 The main centre of Staunton on Wye lies within walking distance to the south east and is identified as a main settlement by Policy H4 of the Herefordshire Unitary Development Plan. The village contains a number of services including a doctor's surgery, public house and recently completed replacement primary school. A number of rural businesses are also located within and around the immediate environs of the village.
- 1.3 The proposal is the demolition of the existing metal clad storage building and erection of two new dwellings with associated garaging, cycle storage and landscaping.

## **2. Policies**

- 2.1 National Planning Policy Framework

The following sections are of particular relevance:

Introduction – Achieving sustainable development  
Section 6 – Delivering a wide choice of high quality homes

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Further information on the subject of this report is available from Mr C Brace on 01432 261947

Section 7 – Requiring Good Design  
Section 8 - Promoting healthy communities  
Section 11 - Conserving and enhancing the natural environment

- 2.2
- S1 – Sustainable development
  - S2 – Development requirements
  - DR1 – Design
  - DR2 – Land use and activity
  - DR3 – Movement
  - H4 – Main villages: settlement boundaries
  - H13 – Sustainable residential design
  - T8 – Road hierarchy
  - LA2 – Landscape character and areas least resilient to change
- 2.3 Herefordshire Local Plan – Draft Core Strategy
- SS1 - Presumption in Favour of Sustainable Development
  - SS2 - Delivering New Homes
  - SS3 - Releasing Land for Residential Development
  - SS4 - Movement and Transportation
  - RA1 - Rural Housing Strategy
  - RA2 - Herefordshire's Villages
  - MT1 - Traffic Management, Highway Safety and Promoting Active Travel
  - LD1 - Local Distinctiveness
  - LD2 - Landscape and Townscape
  - LD3 - Biodiversity and Geodiversity
  - SD1 - Sustainable Design and Energy Efficiency
- 2.4 The Unitary Development Plan policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<http://www.herefordshire.gov.uk/housing/planning/29815.aspp>

### **3. Planning History**

- 3.1 None relevant

### **4. Consultation Summary**

- 4.1 The Council's Transportation Manager has no objection.
- 4.2 The Council's PROW Officer notes the proposed parking area is very close to public footpath SY6. The footpath has been marked on plans, but a condition requiring a PROW officer to visit site with GPS to clearly mark the path before any work commence is requested. If works were perceived to be a threat to path users, then a temporary closure would need to be applied for.

### **5. Representations**

- 5.1 Staunton on Wye Parish Council objects to the application, noting it is outside the settlement boundary and a previous application was refused on that basis with further issues included highways and impact on adjoining properties.
- 5.2 The consultation responses can be viewed on the Council's website by using the following link:-  
<http://news.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx>

Internet access is available at the Council's Customer Service Centres:-  
[www.herefordshire.gov.uk/government-citizens-and-rights/complaints-and-compliments/contact-details/?q=contact%20centre&type=suggestedpage](http://www.herefordshire.gov.uk/government-citizens-and-rights/complaints-and-compliments/contact-details/?q=contact%20centre&type=suggestedpage)

## 6. Officer's Appraisal

- 6.1 The site falls outside of the settlement boundary for Staunton on Wye as defined by the Herefordshire Unitary Development Plan (UDP) and therefore falls within open countryside. The proposal does not satisfy any of the exception criteria outlined by Policy H7 of the UDP and therefore is contrary to it. However, it is necessary to consider whether there are any other planning policy or material planning considerations to support the principle of development. In this case there are two material matters that will influence the determination of this application. They are as follows:
- The Council's Annual Monitoring Report into housing land availability and the lack of a five year housing land supply
  - The emergence of the National Planning Policy Framework
- 6.2 Herefordshire Council's published position is that it does not have an up to date 5 year supply of housing land and as such, as set out in paragraph 49 of the NPPF, housing applications should be considered in the context of the presumption in favour of sustainable development and in situations where there is no up to date housing land supply, local plan policies on housing delivery are not considered to be up to date.
- 6.3 A 'golden thread' running through the NPPF is a presumption in favour of sustainable development. Having regard to the aims and objectives of the NPPF and its clear policy steer, the application site is considered in principle to be acceptable for appropriate levels of residential development. This is due to the characteristics of the site itself, being low level constraint wise and in a sustainable location, given it adjoins the defined settlement boundary Staunton on Wye, a main village listed under policy H4 featuring numerous services and facilities.
- 6.4 Paragraph 187 of the NPPF encourages Local Authorities to 'look for solutions and not problems' and to 'approve applications for sustainable development wherever possible'. This application has benefited from detailed pre application discussions and the proposal hereby assessed is a result of that dialogue and work.
- 6.5 The dwellings are identical and have a symmetrical T shape plan form and feature a render and timber clad external finish elevations and slate roof. Providing accommodation over 1 ½ stories, the dwelling has a maximum height to ridge of 7.6 metres, width of 4.9 metres and depth of 11.2 metres. The design is a contemporary twist derived from examples of local vernacular, with a facing gable in the principal elevation the main design feature. The dwellings are orientated so the principal elevations face onto the parking area and that the side elevation and roof eaves address The White House. This ensures there is no unacceptable conflict between the existing and proposed dwellings amenity and privacy or any undue massing impact.
- 6.6 The dwellings are served by a pair of semi detached double garages measuring 12.2 x 6.4 metres in plan and a height to ridge of 5.2 metres located opposite to and West of the dwellings. The garages enclose the new courtyard turning area. New parking is also provided for Rose Cottage opposite the White House.
- 6.7 The overall proposal, having regard to its design, scale, mass and layout is considered appropriate to the context and a comprehensive landscaping scheme further mitigates and integrates the proposal. The design aims and objectives of UDP Policies S1, DR1, H13 and LA6 and the NPPF are satisfied.

- 6.8 The PROW that traverses the site has been considered. The legal route is considered to be unaffected, running to the West of the proposed garage block. However as a precaution and as requested by the PROW Officer an informative note is recommended to ensure it is protected. The Transportation Manager has no objection regarding highways and vehicle movements into and out of the site. The intensification of the existing access is considered acceptable and maintenance of the existing hedgerow will ensure satisfactory visibility onto the C Class road given the relatively slow speeds hereabouts.
- 6.9 On the basis of the above, approval is recommended having regard to relevant local and national planning policies, and applicable material considerations. These are considered to be addressed and satisfied. The proposal will deliver small scale housing to the village of a design and form appropriate to the area.

## **RECOMMENDATION**

**That planning permission be granted subject to the following conditions:**

- 1. A01 Time limit for commencement (full permission)**
- 2. B02 Development in accordance with approved plans and materials**
- 3. Solar panels or other external renewable energy installations**
- 4. F08 No conversion of garage to habitable accommodation**
- 5. F14 Removal of permitted development rights**
- 6. F16 No new windows in specified elevation**
- 7. G11 Landscaping scheme - implementation**
- 8. H09 Driveway gradient**
- 9. H13 Access, turning area and parking**
- 10. I24 Standard of septic tank/soakaway system**
- 11. I16 Restriction of hours during construction**

## **INFORMATIVES:**

- 1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.**
- 2. Prior to the commencement of development, the applicant is advised to contact the PROW Officer to arrange a site visit to confirm the exact position of Public Footpath SY6. Any threat to the safe use of the footpath may require an application for its temporary closure.**

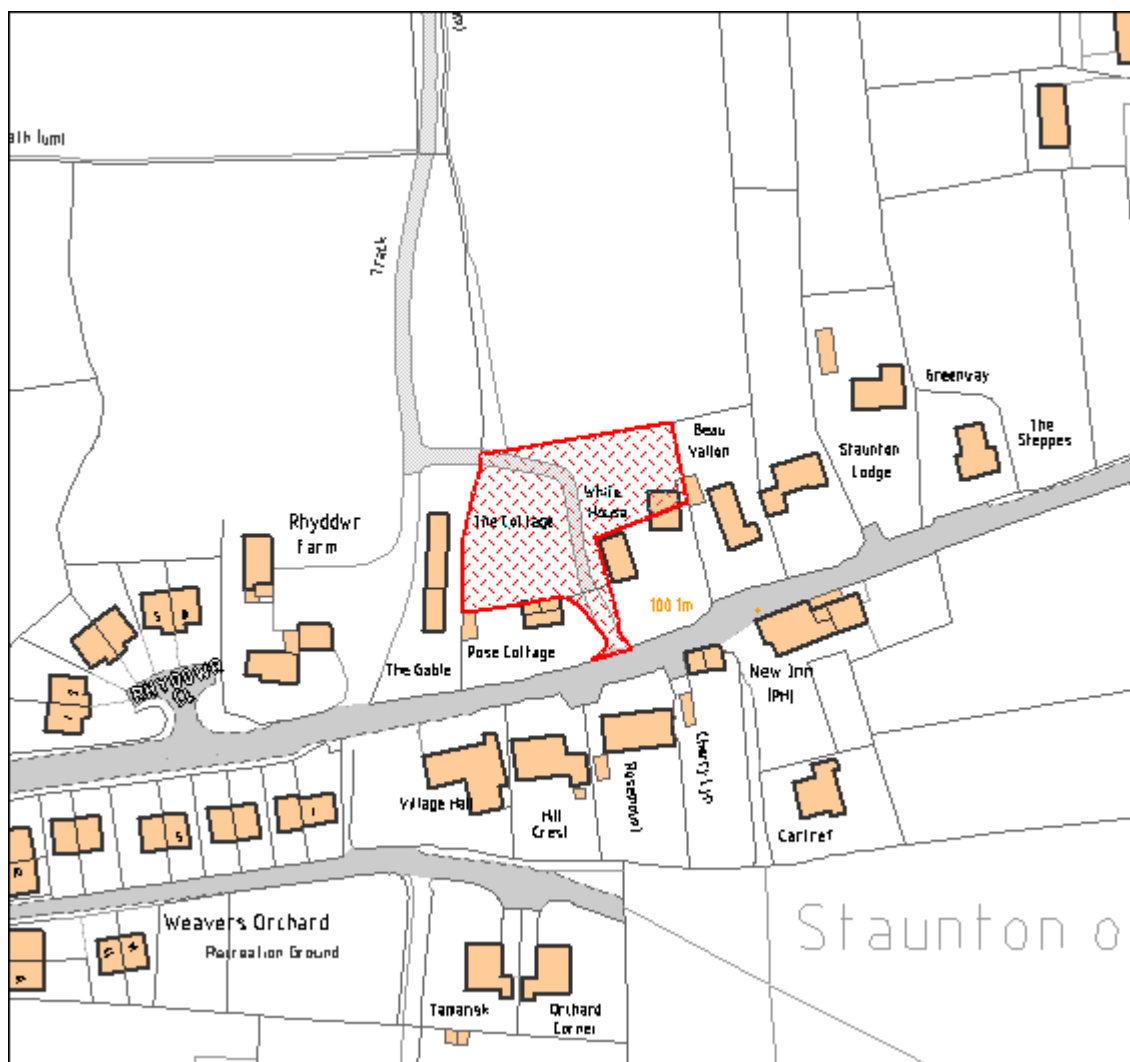
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

**APPLICATION NO:** 132304/F

**SITE ADDRESS :** LAND TO THE REAR OF WHITE HOUSE, STAUNTON-ON-WYE, HEREFORDSHIRE, HR4 7LR

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