

<b>MEETING:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>11 DECEMBER 2013</b>
<b>TITLE OF REPORT:</b>	<b>132629/F - PROPOSED NEW DWELLING WITH ATTACHED GARAGE AT LAND AT REAR OF STANDALE, STAUNTON ON WYE, HEREFORDSHIRE, HR4 7LT</b>  <b>For: Mr Chant per Mr Jim Hicks, 2nd Floor Offices, 46 Bridge Street, Hereford, HR4 0ET</b>
<b>WEBSITE LINK:</b>	<a href="https://www.herefordshire.gov.uk/planningapplicationsearch/details/?id=132629">https://www.herefordshire.gov.uk/planningapplicationsearch/details/?id=132629</a>

**Date Received: 23 September 2013**    **Ward: Castle**

**Grid Ref: 336366,245230**

**Expiry Date: 18 November 2013**

Local Members: Cllr 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 Drover's Cottage and 'Birtley' to the West and to the South an existing garage business under the applicant's ownership. Land immediately to the East is also under the applicant's ownership and control. To the North is currently agricultural land that has an extant outline planning permission for residential development. The site is accessed from a C Class road that runs through the core of this village.
- 1.2 The main centre of Staunton on Wye lies in walking distance to the South 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 erection of a dwelling and detached garage.

## 2. Policies

### 2.1 Herefordshire Unitary Development Plan:

S1	–	Sustainable development
S2	–	Development requirements
DR1	–	Design
DR2	–	Land use and activity
DR3	–	Movement
H4	–	Main villages: settlement boundaries
H13	–	Sustainable residential design

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

- T8 – Road hierarchy
- LA2 – Landscape character and areas least resilient to change

## 2.2 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
- Section 7 – Requiring Good Design
- Section 8 – Promoting healthy communities
- Section 11 – Conserving and enhancing the natural environment

## 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.

## 5. Representations

### 5.1 Staunton on Wye Parish Council objects to the application as the site lies outside the UDP Settlement Boundary which is assumed to still apply.

### 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 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 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 dwelling is located in the North East corner of the site approximately in line with the development approved under planning permission N121940/O, so orientated that the principal elevation faces South. The associated curtilage provided runs from the site's North boundary, South, to almost in line with the rear elevation of the adjoining Drover's Cottage. A new East boundary is introduced, separating the dwelling from land retained with the garage enterprise. This delineation is to be marked by a new native species hedgerow.
- 6.6 Access is via an extension of the existing arrangement, running up the West side of the curtilage, with a small green landscape buffer between the access and the boundary with the adjoining Drover's Cottage. Access is improved in the existing drive through the removal of a chimney and stack on the East elevation of Standale, an unlisted dwelling South of the application site. Vehicle movements to and from the proposal are considered to be inconsequential regarding their impact on adjoining amenity given the existing garage use and levels of vehicle movements that generates.
- 6.7 The dwelling has a rectangular form providing accommodation at ground and first floor levels with an attached single storey garage on the West elevation, stepped back from the principle elevation to reduce massing and to demark subservience to the main house. The dwelling measures 18 x 7.9 metres in plan, excluding the porch on the principle elevation. The garage measures 6.4 x 6.2 metres in plan with a height to ridge of 5.2 metres. A palette of materials appropriate to this rural village are utilised, including brickwork plinth, rubble stone chimney stack, rendered elevation, natural slate roof covering and timber weatherboarding.

- 6.8 No windows are incorporated in the West elevation save for a ground floor window in the garage. The rear elevation of Drover's Cottage is 32 metres away, Birtley House is 40 metres away at an oblique angle. No Reserved Matters application has been approved on the adjoining land with an outline permission and as such, that application if and when it is designed will have to take account of this development if it is approved. Given all of the above it is considered there is no privacy or amenity issues between the proposal and existing dwellings.
- 6.9 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.
- 6.10 Having regard to the unsatisfactory conflict between the existing garage business vis-à-vis vehicular movements, and in the interests of amenity and safety, the dwelling has been agreed by the applicants to be tied by a condition for occupancy only by someone working as their principle means of employment in the adjoining garage enterprise. A further condition preventing separate sale from the enterprise is also recommended. For the avoidance of doubt this dwelling is not advanced under a functional needs basis regarding the existing enterprise.
- 6.11 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. C64 Restriction on separate sale**
- 4. Occupancy restriction**
- 5. G11 Landscaping scheme - implementation**
- 6. H09 Driveway gradient**
- 7. H13 Access, turning area and parking**
- 8. I24 Standard of septic tank/soakaway system**

## **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.**

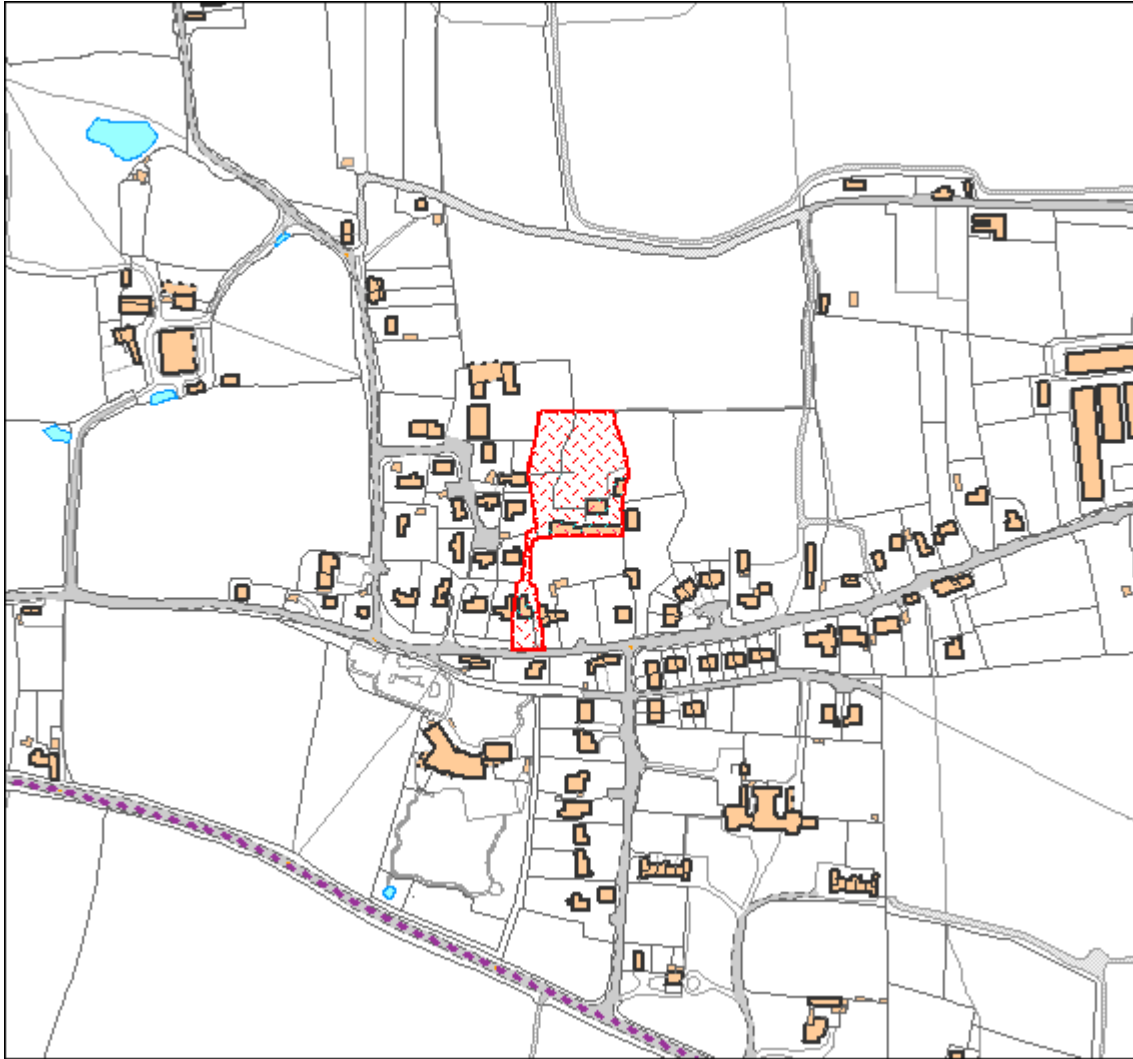
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** 132629/F

**SITE ADDRESS :** LAND AT REAR OF STANDELE, STAUNTON ON WYE, HEREFORDSHIRE, HR4 7LT

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