

<b>MEETING:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>16 MARCH 2015</b>
<b>TITLE OF REPORT:</b>	<p><b>143124 - PROPOSED DEVELOPMENT OF 1 X 2-BEDROOM BUNGALOW, TOGETHER WITH 2 OFF ROAD PARKING SPACES AT LAND REAR OF 53 YORK ROAD, BROMYARD, HEREFORDSHIRE, HR7 4BG</b></p> <p><b>For: Mr &amp; Mrs Higgins per The Page Swinford Partnership, The Cottage, 16 High Street, Bromyard, Herefordshire, HR7 4AA</b></p>
<b>WEBSITE LINK:</b>	<a href="https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=143124&amp;search=143124">https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=143124&amp;search=143124</a>
<b>Reason Application submitted to Committee – Member Application</b>	

**Date Received: 14 October 2014**

**Ward: Bromyard**

**Grid Ref: 364970,254790**

**Expiry Date: 9 December 2014**

Local Members: Councillors JG Lester and A Seldon

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

- 1.1 Planning permission is sought for a detached 2 bedroom bungalow in Firs Lane, Bromyard to the rear of 53 York Road. It comprises an outline application with only the means of access to be determined at this stage. The four remaining details or reserved matters will be the subject of subsequent approval in the event that the principle of development together with the means of access is approved.
- 1.2 The application site falls within the settlement boundary for Bromyard as defined under Policy H4 of the Herefordshire Unitary Development Plan. The application site is one that is at its widest where it adjoins Firs Lane and decreases in width as it declines towards the applicant's property on York Road. The site is 8.4 metres wide where it adjoins Firs Lane and narrows to 7.4 metres on the new south- eastern boundary. The site depth is 17.4 metres. The proposal is for a two bedroom bungalow with two off-road parking spaces. The boundaries adjoining the adjacent bungalow and public footpath to north and south respectively are already defined by boundary fencing. A new fence will be created to the rear of the bungalow.

## **2. Policies**

### **2.1 The National Planning Policy Framework 2012:**

Paragraph 7	-	Sustainable Development
Chapter 6	-	Delivering a Wide Choice of High Quality Homes
Chapter 7	-	Requiring Good Design
Chapter 8	-	Promoting Healthy Design

Further information on the subject of this report is available from Mr A Prior on 01432 261932

## Paragraph 215

### 2.2 Herefordshire Unitary Development Plan

S1	-	Sustainable Development
S2	-	Development Requirements
S7	-	Natural and Historic Heritage
DR1	-	Design
DR2	-	Land Use and Activity
DR3	-	Movement
DR5	-	Planning Obligations
H4	-	Main Villages: Settlement Boundaries
H13	-	Sustainable Residential Design
H16	-	Car Parking

### 2.3 Herefordshire Local plan – Core Strategy: The following policies are relevant, however have limited weight due to the status of the Core Strategy and representations received.

SS1	-	Presumption in Favour of Sustainable Development
SS4	-	Movement and Transportation
SS6	-	Addressing Climate Change
HD2	-	Hereford Movement
ID1	-	Infrastructure Delivery
MT1	-	Traffic Management, Highway Safety and Promoting Active Travel
H3	-	Ensuring an Appropriate Range and Mix of Housing
SD1	-	Sustainable Design and Energy Efficiency
SD2	-	Renewable and Low Carbon Energy

### 2.4 Neighbourhood Planning

Bromyard and Winslow Town Council are not producing a Neighbourhood Plan.

### 2.5 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:-

<https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/unitary-development-plan>

## 3. Planning History

- 3.1 MH90/2098/O 2 pairs of semi-detached houses and integral garages  
Approved February 1991.

## 4. Consultation Summary

### Statutory Consultees

- 4.1 Welsh Water: No objection subject to the imposition of conditions requiring the separation of foul and surface water drainage.

### Internal Council Advice

- 4.2 Transportation Manager: No objection.

## 5. Representations

- 5.1 Bromyard and Winslow Town Council supports the application.
- 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:-

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

## 6. Officer's Appraisal

- 6.1 The Development Plan is the Herefordshire Unitary Development Plan 2007 (HUDP). This site is wholly within the town boundary and is within reasonable walking distance of a number of facilities in the locality. Therefore, there is a presumption in favour of development. The issues relating to this proposal are the siting, the form of development, impact on adjoining property and parking facilities.
- 6.2 Paragraph 14 of the NPPF confirms that where the development plan is absent, silent or relevant policies are out of date, there is a presumption in favour of granting planning permission for sustainable development unless:
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or specific policies in this Framework indicate development should be restricted
- 6.3 It is considered that it is possible to erect a detached single storey dwelling on the plot available. This is given that the existing property and proposed dwelling will still have rear garden area of a depth consistent with the adjoining bungalow and the one under construction. The new dwelling will need to be designed to ensure no overlook or overshadowing of adjoining dwellings; your officers consider this can be achieved. There is a need for good design in the HUDP which is reflected in the NPPF and this can also be achieved. It is not considered that this is a cramped site given the provision of garden area to the side and rear of the proposed bungalow.
- 6.4 The next issue relates to access and car parking. This can be provided subject to specifications for surfacing and drainage. Firs Lane is a no through road and although not wide, nevertheless vehicles turning into and off the site will not have an adverse impact on highway safety given the low frequency of traffic at the western end of Firs Lane. This site is evidently a sustainable one it is not wholly car dependent and is reasonably accessible to facilities both by foot and cycle. It is noted that the Transportation Manager does not object
- 6.5 Whilst no objections have been received, conditions should be attached controlling hours of working and parking for site operatives in the interests of the amenity of local residents. Overall, in the context of the above mentioned planning policies and other material considerations it is considered that the application site location is sustainable with regard to the NPPF in particular paragraphs 14 and 49 and therefore planning permission is recommended.

## RECOMMENDATION

**That Outline Planning Permission be granted subject to the following conditions:**

- 1. A02 Time limit for submission of reserved matters (outline permission)**
- 2. A03 Time limit for commencement (outline permission)**

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Further information on the subject of this report is available from Mr A Prior on 01432 261932

3. **A04 Approval of reserved matters**
4. **A05 Plans and particulars of reserved matters**
5. **H13 Access, turning area and parking**
6. **I43 No burning of material/substances**
7. **L01 Foul/surface water drainage**
8. **L02 No surface water to connect to public system**
9. **L03 No drainage run-off to public system**
10. **H27 Parking for site operatives**
11. **Secure cycle storage shall be provided in accordance with submitted plans before first occupation of the dwelling and shall be retained to the satisfaction of the local planning authority**

**Reason: To ensure that there is adequate cycle storage accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan.**

**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. **Welsh Water Advice:**

**If a connection is required to the public sewerage system, the developer is advised to contact Dwr Cymru Welsh Water's Developer Services on 0800 917 2652.**

**Some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal we request the applicant contacts our Operations Contact Centre on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.**

**The Welsh Government have introduced new legislation that will make it mandatory for all developers who wish to communicate with the public sewerage system to obtain an adoption agreement for their sewerage with Dwr Cymru Welsh Water (DCWW). The Welsh Ministers Standards for the construction of sewerage apparatus and an agreement under Section 104 of the Water Industry Act (WIA)1991 will need to be completed in advance of any authorisation to communicate with the public sewerage system under Section 106 WIA 1991 being granted by DCWW. Welsh Government introduced the Welsh Ministers Standards on 1 October 2012**

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and we would welcome your support in informing applicants who wish to communicate with the public sewerage system to engage with use at the earliest opportunity. Further information on the Welsh Ministers Standards is available for viewing on our Development Services Section of our website - [www.dwrcymru.com](http://www.dwrcymru.com)

Further information on the Welsh Ministers Standards can be found on the Welsh Government website - [www.wales.gov.uk](http://www.wales.gov.uk)

3. **HN04 Private apparatus within highway**
4. **HN05 Works within the highway**
5. **HN28 Highways Design Guide and Specification**

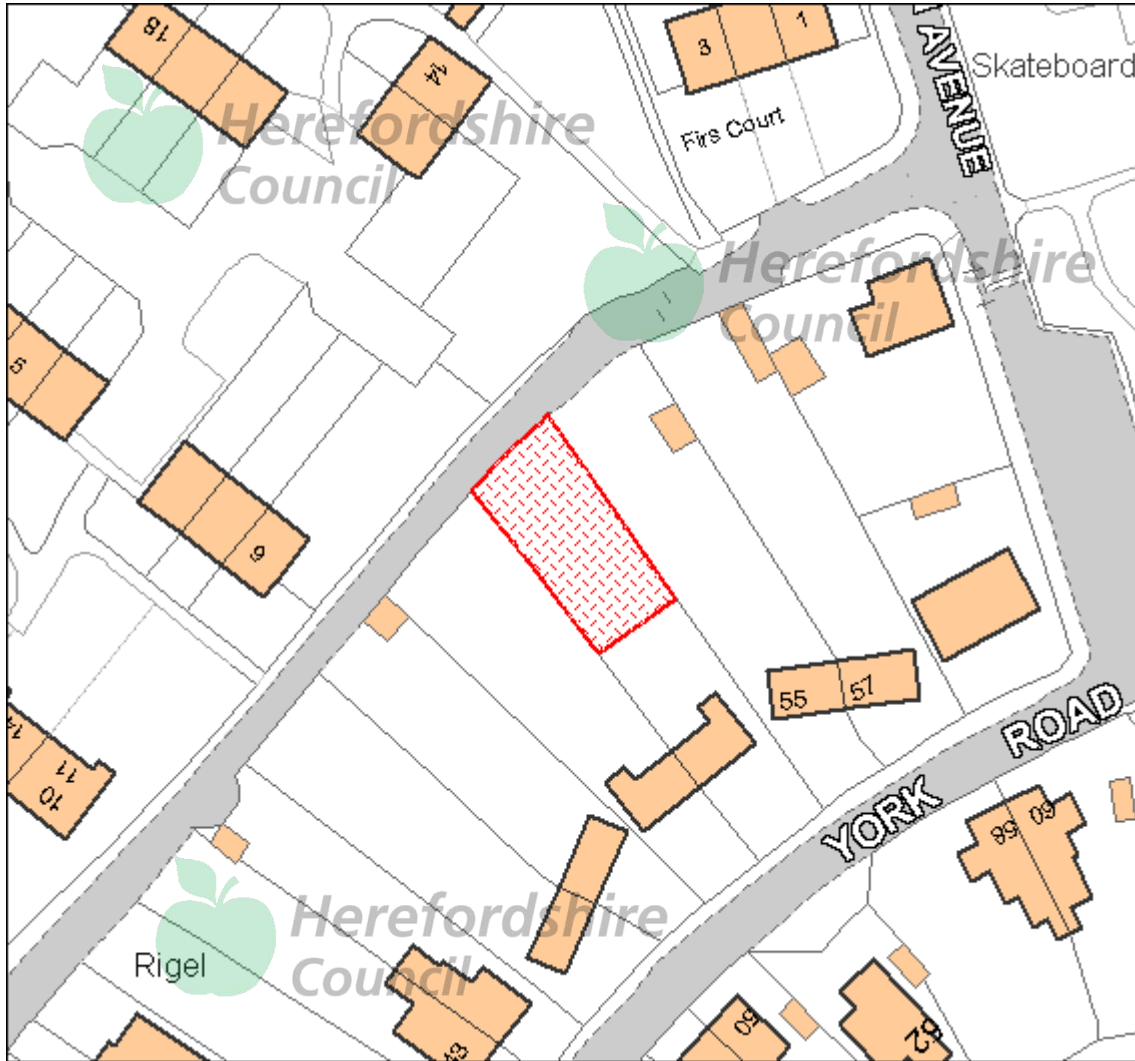
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** 143124

**SITE ADDRESS :** LAND REAR OF 53 YORK ROAD, BROMYARD, HEREFORDSHIRE, HR7 4BG

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