

13 DCNC2004/2965/RM - PROPOSED DETACHED SEMI-BUNGALOW WITH GARAGE ON LAND ADJACENT TO OAKLANDS, EDWYN RALPH, BROMYARD, HEREFORDSHIRE, HR7 4LX**For: Mr G Morris per Mr N La Barre, Easters Court, Leominster, Herefordshire, HR6 0DE****Date Received:
12th August 2004****Ward:
Bringsty****Grid Ref:
63945, 58050****Expiry Date:
7th October 2004**

Local Member: Councillor T Hunt

1. Site Description and Proposal

- 1.1 Oaklands is located between Woodlands and Oakdene and on the south side of a narrow unmade track that exits onto the B4214. The site, which forms the garden to Oaklands, is located in the settlement boundary of Edwyn Ralph as shown on Inset Map No. 17.18 in the Malvern Hills District Local Plan.
- 1.2 This application is for the approval of reserved matters following an outline planning permission DCNC2004/0616/O. The outline planning permission reserved all matters except means of access for future consideration. This application proposes an L-shaped dormer styled bungalow accommodating lounge, dining room, breakfast/kitchen, bedroom, study, entrance hall and garage on the ground floor with two bedrooms with en-suite bathrooms in the roof space.

2. Policies**Malvern Hills District Local Plan**

Housing Policy 3 – Settlement Boundaries
Housing Policy 17 – Residential Standards
Landscape Policy 8 – Landscape Standards

Hereford and Worcester Country Structure Plan

CTC9 – Development Criteria

Herefordshire Unitary Development Plan (Revised Deposit Draft)

DR1 – Design
S3 – Housing
H6 – Housing
PPG1 – General Policy and Principles
PPG3 – Housing
PPS7 – Sustainable Development in Rural Areas

3. Planning History

MH84/0192 - Replacement dwelling. Approved 8.3.84.

DCNC2004/0616/O - Detached semi-bungalow. Approved 21.4.04.

4. Consultation Summary

Statutory Consultations

4.1 No statutory consultations required.

Internal Council Advice

4.2 Head of Highways and Transportation: No objection.

5. Representations

5.1 Edwyn Ralph Parish Council: No objection, but query sewerage system.

5.2 Letters of objection have been received from

Mr I McGiver, Oakdene, Edwyn Ralph
I and K D McGiver, Oakdene, Edwyn Ralph

- a) Drainage to a septic tank could be problematical
- b) The proposed dwelling is much bigger than shown on the outline planning permission
- c) Originally the garage was shown on the opposite side to us
- d) The position of the dwelling will affect our outlook
- e) Potential loss of hedgerow

5.3 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford, and prior to the Sub-Committee meeting.

6. Officers Appraisal

6.1 This application is for the approval of reserved matters following outline planning permission DCNC2004/0616/O that reserved all matters except means of access for future consideration.

6.2 This application proposes the erection of an L-shaped dormer style bungalow accommodating bedroom, bathroom, study/dining room, lounge, breakfast room, kitchen and garage on the ground floor with two bedrooms and bathrooms in the roof space.

6.3 The bungalow is in a position and is of a design that will not give rise to loss of residential amenity to the neighbours. The bungalow design is appropriate for this part of Edwyn Ralph.

- 6.4 Drainage is to be disposed of by way of sewage treatment plant and soakaway system that will be installed a minimum distance of 5m from a ditch that runs behind the site. The Environment Agency has confirmed this to be satisfactory.
- 6.5 The hedgerows of the boundary site are to be retained by way of conditions imposed on the outline planning permission.

RECOMMENDATION

That approval of reserved matters be granted subject to the following notes:

Informatives:

1 - The attention of the applicant is drawn to the conditions on the outline planning permission granted on 21 April 2004 (Reference No. DCNC2004/0160/O). This application for the approval of reserved matters is granted subject to these conditions.

2 - N15 - Reason(s) for the Grant of PP/LBC/CAC

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.