

12 DCCE2004/4340/F - 4 NO. 3-BEDROOM SEMI-DETACHED HOUSES WITH INTEGRAL GARAGES BUILDING PLOT BETWEEN 30 & 32 BARNEBY AVENUE, BARTESTREE, HEREFORD, HR1 4DH

For: Idyllic Homes, per Mr. P.T. Gill, 13 Vaughan Street, Hereford, HR1 2HD

Date Received: 20th December 2004

Ward: Hagley

Grid Ref: 55889, 41327

Expiry Date: 14th February 2005

Local Member: Councillor R.M. Wilson

1. Site Description and Proposal

- 1.1 This application seeks permission for the erection of 4, 3 bedroom, semi-detached dwellings. The site is currently in an area of undesignated open land to the north of Barneby Avenue and lies within the identified settlement boundary. The site is flanked by residential development with Lugwardine Primary School located to the south. A public footpath runs along the east of the site boundary.

2. Policies

2.1 Planning Policy Guidance:

PPG3 - Housing

2.2 South Herefordshire District Local Plan:

GD1 - General development criteria
C2 - Settlement boundaries
C30 - Open land in settlements
SH6 - Housing development in larger villages
SH8 - New housing development criteria in larger villages
T3 - Highway safety requirements
T4 - Highway and car parking standards

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

S1 - Sustainable development
S2 - Development requirements
S3 - Housing
DR1 - Design
DR2 - Land use and activity
H4 - Main villages: settlement boundaries
H15 - Density
H16 - Car parking

3. Planning History

- 3.1 DCCE2003/3431/O - Site for erection of two detached houses with garages. Approved 5th April 2004.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water raised no objection subject to conditioning.

Internal Council Advice

- 4.2 Traffic Manager raises the objection to the proposal subject to conditions.
- 4.3 Public Rights of Way Manager raised no objections.

5. Representations

- 5.1 Lugwardine Parish Council raised no adverse comments against this proposal.
- 5.2 Three letters of objection have been received to this application from the following sources:

- Lugwardine Primary School;
- D.J. Shaw, 45 Barneby Avenue, Bartestree;
- P.A. Wargent, 43 Barneby Avenue, Bartestree.

The comments made can be summarised as follows:

- Design is not in keeping with the locality;
- Roadway is of insufficient width to accommodate on road parking and garages are rarely used;
- Sewerage system is already inadequate;
- Additional traffic will add to existing problems caused by the school;
- Previous proposal for two dwelling preferential;
- Congestion caused during construction and by deliveries;
- Inadequacy of existing network for school traffic, compounded by this proposal.

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

6. Officer's Appraisal

- 6.1 The application site lies within the defined Bartestree Settlement Boundary where Local Development Plan policy allows new residential development. The site is not considered to be a particularly valuable area of open space and as such the principle of its development is supported. Notwithstanding this, it is suggested that the principle for residential development on this site has been established by virtue of the previous application (DCCE2003/3431/O).

- 6.2 Turning to the density of the proposal, Policy H15 of the emerging Unitary Development Plan stresses the importance of new developments making the 'most

effective use of the site area available'. This proposal would result in a density in the region of 50 dwellings per hectare and this is considered acceptable in the context of the above policy, and the advice given in PPG3. The site can accommodate the dwellings and parking facilities, together with amenity space. A condition will remove Permitted Development Rights to protect the provision of amenity space.

- 6.3 From a design perspective this proposal has been revised so as to reduce the ridge height of the dwelling. The scale of the dwelling is now considered appropriate in the context of the neighbouring dwellings. The site represents a link development between two contrasting residential developments. It is considered that the design solution is appropriate and will be effective. Siting and materials will allow for comfortable integration of the dwellings into the street scene. As proposed, the dwellings will not impact unacceptable upon the neighbouring dwellings. Privacy will be assured through effective conditioning.
- 6.4 Turning to the highway concerns, the current school related congestion exists and will persist whether this site is redeveloped or not and it not considered that four new dwellings will significantly contribute to this congestion. The use of this area as a drop off point is not a formal arrangement and it may be the case that this development, with the dropping of the kerbs and the access provisions, restricts the ability of this particular stretch being used for such uses. The use of the garaging will be ensured through conditioning and it is confirmed that the proposal meet both the existing and emerging policy parking requirements. Conditioning to provide the required visibility splays will ensure the proposal is satisfactory from a highway safety perspective.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1 A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 A09 (Amended plans)

Reason: To ensure the development is carried out in accordance with the amended plans.

3 B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

4 E08 (Domestic use only of garage)

Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling.

5 E09 (No conversion of garage to habitable accommodation)

Reason: To ensure adequate off street parking arrangements remain available at all times.

- 6 E16 (Removal of permitted development rights)**
Reason: Due to the restrictive nature of the application site.
- 7 E18 (No new windows in specified elevation)**
Reason: In order to protect the residential amenity of adjacent properties.
- 8 E19 (Obscure glazing to windows)**
Reason: In order to protect the residential amenity of adjacent properties.
- 9 F16 (Restriction of hours during construction)**
Reason: To protect the amenity of local residents.
- 10 G04 (Landscaping scheme (general))**
Reason: In order to protect the visual amenities of the area.
- 11 G05 (Implementation of landscaping scheme (general))**
Reason: In order to protect the visual amenities of the area.
- 12 G09 (Retention of trees/hedgerows)**
Reason: To safeguard the amenity of the area.
- 13 G33 (Details of walls/fences (outline permission))**
Reason: In the interests of residential and visual amenity.
- 14 H04 (Visibility over frontage)**
Reason: In the interests of highway safety.
- 15 H14 (Turning and parking: change of use - domestic)**
Reason: To minimise the likelihood of indiscriminate parking in the interests of highway safety.
- 16 H27 (Parking for site operatives)**
Reason: To prevent indiscriminate parking in the interests of highway safety.
- 17 The foul discharge from the proposed development must be connected directly or indirectly to the 150mm public foul locted at the cul-de-sac of Barneby Avenue**
Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.
- 18 W01 (Foul/surface water drainage)**

Reason: To protect the integrity of the public sewerage system.

19 W02 (No surface water to connect to public system)

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

20 W03 (No drainage run-off to public system)

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

Informatives:

- 1 HN01 - Mud on highway**
- 2 HN05 - Works within the highway**
- 3 HN10 - No drainage to discharge to highway**
- 4 N03 - Adjoining property rights**
- 5 N11A - Wildlife and Countryside Act 1981 (as amended) - Birds**
- 6 N11B - Wildlife & Countryside Act 1981 (as amended) and Conservation (Nat. Habitats & C.) Regs 1994 - Bats**
- 7 N16 - Welsh Water Informative**
- 8 No building should be placed within a 4.25 metre stand-off of our overhead line apparatus. This would include the two stay wires that are within the area in question.**
- 9 A 3.0 metre stand-off between any building and the 415v underground cable must be maintained. Also, the cable should it eventually be contained in anything other than garden or the ground levels are changed then it must be lowered or diverted. Any costs incurred would be passed to the applicant.**
- 10 It is essential that we maintain a vehicular access (to include a lorry) to this apparatus for future works including emergency out of hours work.**
- 11 N15 - Reason(s) for the Grant of PP/LBC/CAC**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.