

12 DCSW2004/4329/F - ERECTION OF DETACHED DWELLING HOUSE WITH SINGLE GARAGE, SITE ADJOINING CHAPEL COTTAGE, COBHALL COMMON, ALLENSMORE, HEREFORDSHIRE, HR2 9BN**For: Mr. Preece per Mr. V. Thurgood, 44 Etnam Street, Leominster, Herefordshire, HR6 8AQ****Date Received: 21st December, 2004****Ward: Valletts****Grid Ref: 45389, 35607****Expiry Date: 15th February, 2005**

Local Member: Councillor P.G. Turpin

1. Site Description and Proposal

- 1.1 The application site comprises part of the lawned garden area of Chapel Cottage, a red brick faced cottage on the western side of the unclassified road (u/c 73410) that leads north/north-east out of the settlement. This site is wholly within the village settlement.
- 1.2 The site is well screened by mature hedging when viewed from the public highway. There is fencing on the north-eastern boundary shared with Copper Beeches and trees and hedging further back along the same boundary adjoining Ffrwd Cottage.
- 1.3 The site has a frontage of 18 metres and is between 36 to 40 metres deep. This application is for a four bedroom dwelling faced in brick under a slate roof. It is 7.35 metres to the ridge, 11.9 metres long and 6.9 metres deep. A single width garage is proposed to the north-eastern side.

2. Policies**2.1 Planning Policy Guidance**

PPS.7 - Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan

Policy CTC.9 - Development Requirements

Policy H.16A - Housing in Rural Areas

2.3 South Herefordshire District Local Plan

Policy GD.1 - General Development Criteria

Policy C.43 - Foul Sewage

Policy SH.10 - Housing in Smaller Settlements

2.4 Unitary Development Plan

There are no policies that are considered to raise issues different from Development Plan policies.

3. Planning History

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|-----|-----------------|-----------------------------------------------|---|--------------------|
| 3.1 | SH891515PO | Erection of two dwellings with garages | - | Refused 20.12.89 |
| | SW2003/1375/O | Proposed 2 bedroom bungalow | - | Approved 05.11.03 |
| | DCSW2004/2991/F | Erection of one dwelling with integral garage | - | Withdrawn 19.11.04 |

4. Consultation Summary

Statutory Consultations

- 4.1 The Environment Agency raises no objections subject to a scheme of foul drainage works being approved by the local planning authority.

Internal Council Advice

- 4.2 The Traffic Manager recommends that conditions be attached in the event of planning permission being granted.

5. Representations

- 5.1 Allensmore Parish Council make the following observations:

"The original application, opposed by this council, for a small bungalow was approved with support from the Environment Agency as to a Bio Disc Klargester Sewage System being a satisfactory system in this situation. We now have a large 4 bedroomed house being submitted to replace the original bungalow although this is supported by a letter stating that a similar larger sewage system could cope in this area.

The dormer windows will lower the roof line but the surrounding dwellings are mostly smaller cottages.

We feel this is a very large replacement for the original outline planning permission."

- 5.2 Two letters of representation have been received from:

R. Pritchard, Orchard House, Cobhall Common
Mrs. S. H. Panting, Copper Beeches, Cobhall Comon, HR2 9BN

The following main points are raised:

- overlook our lounge and dining room. Re-site 2 metres further back
- concerned about the boundary of our ditch. Will erect posts to establish boundary.

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

6. Officers Appraisal

- 6.1 There are considered to be three issues, firstly the principle of development, secondly the means of foul drainage, and lastly issues relating to overlooking.
- 6.2 With regard to the principle of development, Cobhall Common is identified as a smaller settlement within the remit of Policy SH.10 contained in the South Herefordshire District Local Plan. This proposal needs therefore to satisfy the requirements of that policy, i.e. Policy SH.10, together with general development criteria contained in Policy GD.1 and drainage in Policy C.43. This site already has the benefit of planning permission for a 2 bedroom bungalow that was granted on 5th November, 2003. The main issue is the impact that a two storey dwelling with first floor accommodation would have in this part of the settlement and the capability of the site to cope with foul drainage for more occupants.
- 6.3 The proposed dwelling is 7.35 metres high to the ridge, this has been achieved by putting the first floor accommodation into the roof space and giving the dwelling a cottage appearance as dormer windows are proposed at eaves level. This elevation onto the highway reflects that for Chapel Cottage to the south-west, as regards the use of red facing brick and a slate roof. It is not considered that the massing of the cottage dwelling is unduly dominant or discordant in the street scene. A new dwelling was approved for a 7.2 metres high dwelling on the opposite side of the unclassified road on 27th October, 2004 (reference SW2004/1558/F). This dwelling is approximately 1.3 metres higher than Yew Tree Cottage immediately to the north-east, and only 4.5 metres away. Therefore, it is considered that the new dwelling satisfies the requirements of Policies SH.10 and GD.1 contained in the South Herefordshire District Local Plan in respect of new development.
- 6.4 The second issue is the one relating to the disposal of foul drainage in an area associated with drainage problems. The applicants have increased the number of potential occupants to six from that approved with the original planning approval in November, 2003 from 5, which was five occupants. The Environment Agency are satisfied on the basis of the drainage details provided that a satisfactory means of drainage can be provided as required by the provisions of Policies GD.1 and C.43 in the South Herefordshire District Local Plan.
- 6.5 A further issue raised by representations received is that of overlooking windows. It is considered that the siting is acceptable and that overlooking windows are only in the rear or west elevation and the two windows concerned are two light dormer windows approximately one metre square in area. It is not considered that material overlooking will occur to the detriment of adjoining residents.
- 6.6 The proposed dwelling has been carefully designed and with a good facing brick and a slate roof the new dwelling will compliment existing dwellings in this part of Cobhall Common.

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. **A07 (Development in accordance with approved plans)**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3. **B01 (Samples of external materials)**

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

4. **G04 (Landscaping scheme (general))**

Reason: In order to protect the visual amenities of the area.

5. **G05 (Implementation of landscaping scheme (general))**

Reason: In order to protect the visual amenities of the area.

6. **No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant has been submitted to and approved by the local planning authority. No part of the development shall be brought into use until such treatment plant has been constructed.**

Reason: To prevent pollution of the water environment.

7. **H03 (Visibility splays)**

Reason: In the interests of highway safety.

8. **H05 (Access gates)**

Reason: In the interests of highway safety.

9. **H09 (Driveway gradient)**

Reason: In the interests of highway safety.

10. **H12 (Parking and turning - single house)**

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Informative(s):

1. **HN01 - Mud on highway**

2. **HN04 - Private apparatus within highway**

3. **HN05 - Works within the highway**

4. **HN10 - No drainage to discharge to highway**

5. N15 - Reason(s) for the Grant of Planning Permission

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.