

16 DCSE2004/3603/RM - RESIDENTIAL DEVELOPMENT OF SIX DETACHED HOUSES AND ASSOCIATED VEHICULAR ACCESS AT LAND ADJOINING LLANGROVE COTTAGE, LLANGROVE, ROSS-ON-WYE, HEREFORDSHIRE

**For: M.F. Freeman Ltd. per James Spreckley MRICS
FAAV, Brinsop House, Brinsop, Herefordshire,
HR4 7AS**

Date Received: 15th October, 2004 **Ward: Llangarron** **Grid Ref: 52376, 19310**

Expiry Date: 10th December, 2004

Local Member: Councillor Mrs. J.A. Hyde

1. Site Description and Proposal

- 1.1 Outline planning permission was granted in October 2004 for the erection of 6 detached houses and a vehicular access on this site in Llangrove. The application site comprises the western half of a field to the rear of the Royal Arms Inn and Royal Arms Cottage and to the east of the farmyard at Llangrove Cottage. All matters except means of access were reserved for later decision. The access would be through the car park of the Royal Arms with additional car parking for the Inn provided at the rear of that building.
- 1.2 The current application is for approval of all of the reserved matters. The submitted layout, which has been revised in response to concerns raised by officers, shows a short shared surface access road leading directly to the public house car park and one house on the eastern boundary (Plot 1), from which a private drive cuts diagonally across the site which leads to the remaining 5 houses. The latter would be arranged with 3 houses along the southern boundary and two in a line between these houses and the Inn and at right angles to them. There would be 3 house types: a simple rectangular, 4-bed house (4 units) and two larger L-shaped houses, one with a gable to the rear and the other with a longer gable to the front incorporating a garage. Other units would have garaging in two garage blocks except for the eastern unit (Plot 1) which would have an attached single garage. In style the houses would reflect Victorian designs. The external elevations would be partly stone, partly render with a slate roof.
- 1.3 Ten extra parking spaces would be provided in the new Inn car park although 6 would involve "double parking" (one car behind another).

2. Policies

2.1 Planning Policy Guidance

PPG3 - Housing

2.2 Hereford and Worcester County Structure Plan

Policy H16A	-	Housing in Rural Areas
Policy H18	-	Residential Development in Rural Settlements
Policy CTC9	-	Development Requirements

2.3 South Herefordshire District Local Plan

Policy C2	-	Settlement Boundaries
Policy C29	-	Setting of a Listed Building
Policy SH6	-	Housing Development in Larger villages
Policy SH8	-	New Housing Development Criteria in Larger Villages
Policy SH9	-	Balance of Housing Types
Policy SH14	-	Siting and Design of Buildings
Policy SH15	-	Criteria for New Housing Schemes
Policy GD1	-	General Development Criteria
Policy T1A	-	Environmental Sustainability and Transport
Policy T3	-	Highway Safety Requirements

2.4 Herefordshire Unitary Development Plan – Revised Deposit Draft

Policy H6	-	Housing in Smaller Settlements
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3. Planning History

3.1	SE2003/1765/O	Site for residential development of six detached houses & associated vehicular access	-	Withdrawn 18.05.04
	SE2004/2155/O	Residential development of 6 detached houses and associated vehicular access.	-	Approved 08.10.04

4. Consultation SummaryStatutory Consultations

4.1 Environment Agency has no objections in principle to the development.

Internal Council Advice

4.2 Traffic Manager recommends that conditions be attached if planning permission is granted.

4.3 The Conservation Manager does not object to the proposal.

5. Representations

5.1 The applicant's agent makes the following submission:

- (1) The proposed access arrangements are as agreed with the Highways Engineer following on site meetings and consultations, and incorporate the maximum visibility splays as existing on site, being the existing car park to the Royal Arms public house.

- (2) this application is whole-heartedly supported by the landlord of the Royal Arms who is a willing participant in this proposal as it improves the pub's facilities. It would result in both a larger pub car park and beer garden.
 - (3) This would be a very real improvement on the existing car park, where customers have to reverse into the highway to turn around.
 - (4) Indeed this application is supported by the Highways Engineer with whom we have had numerous meetings on site. The proposed layout of the new car park will be subject to condition in negotiation with the Highways Engineer.
- 5.2 Parish Council continues to have reservations with regard to the safety, security and visibility of the splay and its proximity to the adjacent development at Hazelnut Cottage, Llangrove (SE2004/3427/O).
- 5.3 One letter has been received re-iterating the following concerns:
- (1) each new household will have 2 cars and the lane to Whitchurch has two dangerous bends and a blind summit,
 - (2) the greater the volume of traffic the greater the risk of a serious accident on that lane.
- 5.4 The revised layout has been re-advertised and any further representations will be reported at the Sub-Committee meeting.

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 The principle of developing 6 houses on this site has been accepted when outline planning permission was granted. The site is within the defined larger settlement of Llangrove. The vehicular access and extra traffic that would be generated was given careful consideration at outline stage, bearing in mind that an application for development of the eastern half of the field with a separate vehicular access, had also been submitted. Conditions were attached to the outline permission requiring a visibility splay along the highway.
- 6.2 The main issues are considered to be the effect of the development on the character of the village and on the amenities of neighbours. The revised layout is not considered to be cramped, with sufficient space between the buildings. In general they have been sited away from the boundaries with 10 m or more rear gardens (other than for Plot 1), except for the gable end elevations. The siting in relation to existing dwellings (and barns with permission for residential conversion) has been carefully considered so that distances are above those normally considered acceptable. One exception is that windows in Plot 6 are only 19 m from those in the rear of Garden Cottage, but as this would be at an acute angle there would not be any significant adverse effect on privacy. The Inn car park would be close to both Royal Arms Cottage and care is needed with regard to fencing and planting to ensure this is acceptable.
- 6.3 The design and materials of the houses are considered to be appropriate, natural stone connecting the development to the attractive stone agricultural buildings at Llangrove Cottage. For these reasons the proposed development would conform with the Council's policies with regard to residential development in rural areas.

RECOMMENDATION

That approval of Reserved Matters be granted subject to the following conditions:

- 1. B01 (Samples of external materials)**

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

- 2. G01 (Details of boundary treatments)**

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

- 3. G04 (Landscaping scheme (general))**

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

- 4. G05 (Implementation of landscaping scheme (general))**

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

Informatives:

- 1. The Environment Agency advises that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management.**

- 2. N15 - Reason(s) for the Grant of Approval of Reserved Matters.**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.