

9 DCSW2004/3763/F - PROPOSED HOUSE AND GARAGE, THE GARAGE SITE, PRESTON-ON-WYE, HEREFORDSHIRE**For: Mr. & Mrs. P.J. Roberts per John Phipps, Bank Lodge, Coldwells Road, Holmer, Hereford, HR1 1LH****Date Received: 29th October 2004 Ward: Golden Valley Grid Ref: 38522, 41705 North****Expiry Date: 24th December 2004**

Local Member: Councillor N.J.J. Davies

1. Site Description and Proposal

- 1.1 The application site is on the eastern side of the unclassified road (u/c 90007) that leads north-eastward to Hacton, that is immediately north of The Forge, a red brick faced dormer style bungalow. This site which had a garage building on it has planning permission for a pair of semi-detached bungalows granted in 2002. The current proposal is for a single red brick faced dwelling on the site.
- 1.2 The dwelling proposed has a roadside elevation 12.8 metres long. It is 12.1 metres long on the northern elevation facing The Salleys. The front portion is 6.3 metres wide. It is 5 metres to the eaves of this natural slate half-hipped roof. The ridge height is 7.8 metres. The house is set back 16 metres into the site, which is approximately 2/3 metres further back into the site than the previous garage premises. A double garage is proposed between the house and the unclassified road from which access will be gained.
- 1.3 This application has been submitted following refusal for a dwelling, higher at the ridge, with a larger footprint including a longer roadside elevation.
- 1.4 The current proposal has been revised slightly from submission such that a single-storey element has been deleted, the chimney centralised on the building and the porch amended.

2. Policies**2.1 Planning Policy Guidance**

PPS.1 - Delivering Sustainable Development

2.2 Hereford and Worcester County Structure Plan

Policy H.16A - Housing in Rural Areas

2.3 Leominster District Local Plan

Policy A.1 - Managing the Districts Assets & Resources
Policy A.23 - Creating Identity and an Attractive Built Environment
Policy A.54 - Protection of Residential Amenity

Policy A.55 - Design & Layout of Housing Development

2.4 Unitary Development Plan (Revised Deposit Draft)

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

3. Planning History

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|-----|-----------------|--|---|-------------------|
| 3.1 | NW2001/2537/O | Demolition of garage premises and site for three dwellings | - | Refused 15.11.01 |
| | NW2002/2559/O | Demolition of garage and construction of two semi-detached dwellings | - | Approved 04.10.02 |
| | DCSW2004/0785/F | Proposed 4 bedroom house and garage | - | Refused 26.04.04 |

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water raises no objection subject to conditions being attached to any grant of planning permission.

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 Preston-on-Wye Parish Council make the following observations:

"Concerns re extra windows in N elevation overlooking adjoining dwelling."

- 5.2 Letters of representation have been received from:

Mr. A.B. Huffer, The Forge, Preston-on-Wye, HR2 9JU
Mr. K. & Mrs. P. Jones, The Salleys, Preston-on-Wye, HR2 9JU
G.D. & H. Dutson, High House, Preston-on-Wye, HR2 9JU

The following main points are raised:

- inappropriate, too large for plot, dominate surrounding properties and out of keeping
- overlook our property and neighbouring properties
- please consider number of windows facing our property
- we both work unsocial hours, concerned about disturbance to sleep patterns
- boundary line shown with our property incorrect.

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 main issues are considered to be the impact of the proposed dwelling in this part of Preston-on-Wye and the impact on the amenities of residents in the vicinity of the site.
- 6.2 There are a variety of dwelling types in Preston-on-Wye. Dwellings are predominantly of brick construction or have a rendered finish. Therefore the use of a red facing brick is acceptable for this site as is the use of a natural slate on the roof. The design of the house is bold and reflects an older historic style that is indeed represented in Preston-on-Wye and in Madley. It is a difficult site to develop given that any new building will contrast with the scale and massing of the dormer bungalow immediately to the south-west. It is considered that the dwelling is sufficiently set back from the highway such that the impact is reduced, notwithstanding the fact that the dwelling is only 1.5/2 metres from the southern boundary of the plot. This is minimised by the dwelling to the south having a garage with a flat roof on the other side of the boundary. There is a 4 metre gap between the north elevation and the boundary with The Salleys, although unlike The Forge to the south, The Salleys is approximately 16 metres away from the north elevation of the dwelling. There is considered to be sufficient private rear garden for the dwelling such that with set back from the highway already mentioned above, it is not considered that the proposal constitutes an over-development of the site.
- 6.3 As has already been stated above there is considered to be sufficient distance between the north elevation rear wing of the house and The Salleys. The Salleys is also down slope from the plot and partly screened by existing trees. The first floor windows in the wing comprise two bathroom windows and two secondary bedroom windows. The nearest elevation to The Forge is a blank one, this will need to be the subject of a condition prohibiting the possibility of new windows at first floor level in particular given that they could also be directly opposite existing north facing windows in The Forge. Therefore the proposal satisfies the requirements of Policy A.54 in the Leominster District Local Plan.
- 6.4 The new dwelling covers only a slightly larger area of the plot than the previous garage premises. It will have a greater visual impact than the building it replaces, however it is considered that the impact is ameliorated by the use of a good quality facing brick and slate covered roof. The design is also complimentary to Preston-on-Wye. Therefore the proposal contributes to the character and amenity of Preston-on-Wye as required by the provisions of Policies in the Leominster District Local Plan and in particular Policies A.1 and A.23.
- 6.5 The Conservation Manager previously recommended a site observation condition be attached to any planning permission granted.
- 6.6 Also a condition restricting working hours, given the relative proximity to The Forge, has been included in the recommendation.

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. D03 (Site observation - archaeology)

Reason: To allow the potential archaeological interest of the site to be investigated and recorded.

5. E18 (No new windows in specified elevation)

Reason: In order to protect the residential amenity of adjacent properties.

6. E01 (Restriction on hours of working)

Reason: To safeguard the amenities of the locality.

7. W01 (Foul/surface water drainage)

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

8. 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.

9. W03 (No drainage run-off to public system)

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

10. H01 (Single access - not footway)

Reason: In the interests of highway safety.

11. H04 (Visibility over frontage)

Reason: In the interests of highway safety.

12. H05 (Access gates)

Reason: In the interests of highway safety.

13. 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.

14. H27 (Parking for site operatives)

Reason: To prevent indiscriminate parking in the interests of highway safety.

15. G04 (Landscaping scheme (general))

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

16. G05 (Implementation of landscaping scheme (general))

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

Informative(s):

- 1. HN01 - Mud on highway**
- 2. HN05 - Works within the highway**
- 3. HN10 - No drainage to discharge to highway**
- 4. ND03 – Contact Address**
- 5. N15 - Reason(s) for the Grant of Planning Permission**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.