

20 DCSE2004/2866/F - DETACHED HOUSE AND GARAGE AT PART GARDEN OF BROOKFIELD LODGE, OVERROSS STREET, ROSS-ON-WYE, HEREFORD, HR9 7AT

For: Pugh Mephram Ltd per Mr. N.J. Teale, Bramble Farm, Naunton, Upton-upon-Severn, Worcestershire WR8 0PZ

Date Received: 4th August 2004 Ward: Ross-on-Wye East Grid Ref: 60270, 24608
Expiry Date: 29th September 2004

Local Members: Councillor Mrs. A.E. Gray and Councillor Mrs. C.J. Davis

1. Site Description and Proposal

- 1.1 The site is within the town boundary of Ross on Wye and located within the rear garden area of existing flats which front onto Overross Street. The site itself fronts onto the residential cul-de-sac known as Brookmead. There was a tree lined hedge and an existing vehicular access into Brookmead. However this has recently been removed and is now open to the road frontage. There is an existing dwelling immediately adjacent to the site on its eastern side.
- 1.2 This application for full planning permission is for the erection of a dwelling and garage with a new vehicular access to serve the site and the adjacent flats. Outline planning permission was previously granted on this site for a dwelling ref no. SE2003/3057/O on 3rd December 2003 with the matters of siting and means of access being approved at that stage.

2. Policies

2.1 Planning Policy Guidance

PPS.1	-	Delivering Sustainable Development
PPG3	-	Housing

2.2 Hereford and Worcester County Structure Plan

Policy CTC9	-	Development Criteria
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2.3 South Herefordshire District Local Plan

Policy GD1	-	General Development Criteria
Policy SH5	-	Housing Land in Ross on Wye
Policy T3	-	Highway Safety Requirements
Policy T4	-	Highway and Car Parking Standards
Policy Ross on Wye 2	-	New Housing Developments
Policy Ross on Wye 3	-	Infill Sites for Housing
Policy Ross on Wye 4	-	Primary Residential Areas
Policy C29	-	Setting of a Listed Building

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S2	-	Development Requirements
Policy DR1	-	Design
Policy H1	-	Hereford and the Market Towns : Settlement Boundaries And Established Residential Areas
Policy HBA4	-	Setting of Listed Buildings
Policy H16	-	Car Parking

3. Planning History

3.1	SE2003/0185/F	Extension to side of dwelling. New garage, single storey workshop.	-	Planning Permission 13.3.03
	SE2003/3057/O	Proposed dwelling with 2 parking spaces and creation of 2 additional parking spaces.	-	Outline Planning Permission 03.12.03
	SE2004/3163/L	Two-storey extension and conversion to provide two flats.	-	Not yet determined.
	SE2004/3167/F	Two storey extension and conversion to provide two flats.	-	Not yet determined.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water advise that any permission include certain conditions.

Internal Council Advice

- 4.2 The Conservation Manager has no objection from from an architectural point of view.
- 4.3 The Traffic Manager recommends that permission be refused for the reason that there should be provision for vehicle turning on the site so that vehicles are able to enter and leave the site in a forward gear.

5. Representations

- 5.1 The Town Council has no objections.
- 5.2 Two letters of representation have been received from and Mr. D.W. & Mrs. C.R. Hughes, 1 Brookmead, Ross on Wye HR9 7XS and K.P. Jones, Brookfield House, Overross Street, Ross on Wye HR9 7AT. The main points being:
- site at higher level than neighbours property, a shed (now removed) near to boundary has caused cracks in neighbours' retaining wall. Inevitable that corner of applicant's garden will collapse onto neighbours' garden in future
 - adequate foundations to dwelling will be necessary to prevent subsidence onto neighbours' property and collapsing of retaining wall
 - access to site will be tight especially during construction
 - the street marked on the plan as Overross Street is in fact Brookmead
 - the plans show large area of land in corner of Brookfield Lodge but this is not accurate
 - Brookfield Lodge is a low building and a modern two-storey dwelling will be out of scale in this small plot

- Brookfield Lodge is a semi-detached property who park cars in Brookmead. If approved, they will have to park nearer to junction
- If approved then please ensure no lorries or vans will block Brookmead
- Is there a need to 'shoe-horn' a modern two-storey house and garage into the garden of an interesting old property, when there is a proposal to built 150 new homes in Tanyard Lane.

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 relate to the principle of erecting a dwelling on this site, its size, scale and design, the effect on the surrounding environment and the residential amenities of the neighbouring dwellings, highway safety and parking. The most relevant policies are GD1 and T3 and also Ross on Wye policies 2, 3 and 4.
- 6.2 Outline planning permission has already been granted on this site for a dwelling with its siting adjacent to the eastern boundary and with vehicular access and parking spaces (within site) facing directly onto the road i.e. no turning on site (Application SE2003/3057/O). Therefore the principle of a dwelling with vehicular access has already been established. In any event the site is within the town boundary and on land designated within the Local Plan as a 'primary residential area' suitable for new housing development.
- 6.3 The proposed dwelling is very small and it is considered that it will be acceptable on this site and not be out of keeping with the visual amenities, scale and character of the immediate area. Also the proposed dwelling will not adversely affect the residential amenities of the occupants of the neighbouring dwellings.
- 6.4 The neighbour to the east is concerned that the development may cause subsidence in the future and affect the retaining wall on his property. However this is a civil issue which he will need to take up with the developer and is not a material planning consideration.
- 6.5 The proposed new vehicular access will provide on-site parking which will also serve Brookfield Lodge. There will be two parking spaces allocated for the proposed new house and two spaces for Brookfield Lodge. This arrangement is considered to be an improvement on the previous access/parking provisions previously approved in the outline planning permission (Application DCSE2003/3057/O) which had four parking spaces i.e. two for the new dwelling and two for Brookfield Lodge, which were basically parking spaces which had access directly onto the road with no turning provision at all. In that application the Traffic Manager did not recommend refusal nor the imposition of any condition requiring any turning provision and commented that there were already several similar accesses on Brookmead. Brookmead is essentially a small modern residential cul-de-sac with mostly driveway parking and no turning areas within the plots. The proposed parking arrangements are therefore considered to be acceptable in this case.
- 6.6 The proposed development is therefore considered to be acceptable and in accordance with planning policies.

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 G01 (Details of boundary treatments)

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

5 W01 (Foul/surface water drainage)

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

6 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.

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

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

8 H01 (Single access - not footway)

Reason: In the interests of highway safety.

9 H05 (Access gates)

Reason: In the interests of highway safety.

10 The whole of the splayed entrance shall have a sealed surface, (tarmac, concrete or similar) and shall remain unobstructed at all times.

Reason: In the interests of highway safety.

11 The whole of the works relating to means of access including drainage shall be completed before the development is brought into use.

Reason: In the interests of highway safety.

INFORMATIVES:

- 1 N03 - Adjoining property rights**
- 2 The applicants/developers are advised to liaise with owners of adjoining properties before and during building work to ensure that no damage is caused to those properties by this development during construction work or at any time in the future.**
- 3 N14 - Party Wall Act 1996**
- 4 HN05 - Works within the highway**
- 5 HN01 - Mud on highway**
- 6 HN10 - No drainage to discharge to highway**
- 7 If a connection is required to the public sewerage system, the developer is advised to contact Welsh Waters Network Development Consultants on telephone: 01443 331155.**
- 8 N15 - Reason(s) for the Grant of Planning Permission**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.