

**18 DCNW2004/3925/F - PROPOSED NEW DWELLING AT  
LAND ADJOINING EAST COTTAGE, ALMELEY,  
HEREFORD, HEREFORDSHIRE, HR3 6LF****For: Mr & Mrs Powell Malcolm Harrison & Associates  
The Ark Orcop Hill Hereford HR2 8SE****Date Received:  
12th November 2004****Ward:  
Castle****Grid Ref:  
33352, 51792****Expiry Date:  
7th January 2005**

Local Member: Councillor John Hope

**1. Site Description and Proposal**

- 1.1 The application site comprises the northern section of the existing level garden between the detached property known as East Cottage and the highway. This part of the garden has a low mixed hedgerow along the roadside with a mature tree and hedge boundary to the west adjoining neighbouring property.
- 1.2 The amended proposal relates to the subdivision of the garden and erection of a three-bedroom dormer style dwelling. This would be east facing onto Bulls Lane with parking and turning area to the front. The proposed dwelling has a footprint of 13.2m x 7.9 and its widest point, with an eaves height of 2.3m rising to 6.1m ridge height in the main section of the house and reducing to a ridge height of 5.4m to the north (roadside). Two dormer windows would be inserted in the front elevation overlooking Bulls Lane. It is proposed that the dwelling be constructed of red brick and grey interlocking tiles, with stained treated softwood windows.
- 1.3 On request, revised plans have been submitted, reducing the length of the living/dining room and re-siting the dwelling further away from the boundary with the dwellings to the rear. This provides a maximum gap of 4.1m to the boundary reducing to 3.1m to the north. The existing hedges/landscaping that form both the western and northern boundaries would be retained.

**2. Policies**Planning Policy GuidancePPG1 -  
PPG3 -  
PPG13 -Hereford and Worcester Structure Plan

H18 – Residential Development in Rural Settlements

Leominster District Local Plan

A52 - Primarily Residential Areas

A53 - Protection from Encroachment into the Countryside

A54 - Protection of Residential Amenity

Herefordshire Unitary Development Plan – Deposit Draft

DR1 - Design

DR4 - Environment

Supplementary Planning Guidance

**3. Planning History**

- 3.1 NW2004/ 392/F - relocation of garage / workshop – Awaiting decision
- 3.2 NW2004/2154/O – Site for new dwelling – Withdrawn 2nd August 2004. A full application was requested in order to make a full assessment of any development on the area, street scene and on the neighbouring property.
- 3.3 NW2002/1722/F – Proposed conservatory and extension -

**4. Consultation Summary**Statutory Consultations

- 4.1 Hyder have no objection subject to conditions

Internal Council advice

- 4.4 Traffic Manager has no objection subject to conditions.

**5. Representations**

- 5.1 Almeley Parish Council has resolved to make the following comment: The parish council did not support this application. The site is small and a bungalow with dormer windows means that it is closer in size to a house than a bungalow.
- 5.2 Four letters of representation have been received from, Mr and Mrs Woodcock of Stonewell Cottage; Mrs A Ritchie of East Orchard; J Crippah of 25 Bells Orchard and Peter Beresford of Corner House, Almeley. These letters raise the following issues:
  - The dwelling is sited too close to the boundary and will inevitably lead to the loss of the hedgerow / trees
  - The proposed building is of an inappropriate style and is out of character with its immediate surroundings
  - Any such further developments through sub division of plot is likely to lead to an over development of the village.
  - The building is too large for the plot, with the name dormer bungalow being another name for a two storey house.
  - The proposal would lead to over looking and light deprivation

- The open character and unique view need to be taken account of. This lane is part of the ancient Almeley settlement and any deprivation of these will affect the overall character of the area.
- The development of this site would lead to the provision of a dwelling with no garden, which is uncharacteristic of the area giving and of appearance of overcrowding. It would remove a green corner which enhances not only the immediate area but the village
- The increase in properties in the village has led to an increasing degradation of the village environment.
- The property would detract from the amenities of the area.
- Request guarantee that the property is sold the hedge would not be removed.

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

## **6. Officers Appraisal**

6.1 The proposed development raises a number of issues, including the impact of the dwelling on the character of the surrounding area and street scene, the design of the property and potential impact on the amenities neighbouring properties and highway safety.

6.2 The application site is an open and clearly visible corner site. It cannot be disputed that this proposed dormer style property would have an impact on the immediate street scene. The site levels slope slightly upward towards the north. The site is to be levelled, allowing the dwelling to be set down by approximately 600mm. This will help to reduce the perceived overall height of the dwelling when viewed from the highway. The site is also relatively restricted in size. However it is considered that its position, size and scale of this property coupled with the retention of the hedging and landscaping that forms the external boundaries of the site would allow for the introduction of the proposed dwelling without causing a detrimental impact on the street scene or to the character of the surrounding area.

6.3 The proposed dwelling has an unobtrusive design and has been positioned and designed with a relatively low roofline to minimise impact and form a transition between the two-storey East Orchard and adjacent bungalows. The distance between the proposed dwelling and dwellings to the rear is now approximately 15m, having been increased from 12m to improve the relationship. There are no windows to the rear elevation at first floor level, removing any direct overlooking from the upper floor. The windows have therefore been orientated to the front where there will be no concern. As it is recognised that the site is restricted, it is considered reasonable to include a condition removing permitted development rights, including the introduction of any new windows. This would protect the site from any further structures or alterations without first gaining planning permission.

6.4 The retention of the landscaped area and boundaries between the site and adjacent property as well as along the highway frontage is necessary as these important site characteristics serve to provide screening and have a softening effect. A condition is also included to request details of the type of boundary to be used between East Orchard and the new dwelling.

- 6.5 A separate access from Bulls Lane is proposed, as well as parking and turning area. There are no objections to the access and the parking and turning area proposed provides sufficient off road parking. Conditions are recommended to ensure the provision of safe access and retention of the parking area.
- 6.6 To conclude, it is considered that on balance, having regard to its surroundings, siting and design, the proposed dwelling would be, in conjunction with conditions, an acceptable form of development. As such it is recommended that planning permission be granted with conditions.

## 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 - B01 (Samples of external materials )

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

- 3 - E16 (Removal of permitted development rights )

Reason: To protect the residential amenities of the neighbouring properties given the restricted nature of the site.

- 4 - F16 (Restriction of hours during construction )

Reason: To protect the amenity of local residents.

- 5 - G01 (Details of boundary treatments )

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

- 6 - G04 (Landscaping scheme (general) )

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

- 7 - G05 (Implementation of landscaping scheme (general) )

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

- 8 - G11 (Retention of hedgerows (where not covered by Hedgerow Regulations) )

Reason: To ensure that the application site is properly landscaped in the interests of the visual amenity of the area.

- 9 - H03 (Visibility splays )

Reason: In the interests of highway safety.

**10 - H10 (Parking - single house )**

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

**Informatives:**

- 1 - N14 - Party Wall Act 1996**
- 2 - N15 - Reason(s) for the Grant of PP/LBC/CAC**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.