



- Policy C.8 - Areas of Great Landscape Value
- Policy C.29 - Setting of a Listed Building
- Policy SH.8 - New Housing Development Criteria in Larger Villages

### 3. Planning History

- 3.1 SW2000/2233/O Site for residential development - Approved 20.11.00
- SW2004/0957/F New house - Withdrawn 09.03.04

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

#### Internal Council Advice

- 4.2 Traffic Manager recommends that conditions be attached in the event of planning permission being granted.
- 4.3 Conservation Manager has no objections from an architectural point of view; he recommends that further details of finishes be made conditional.

### 5. Representations

- 5.1 Peterchurch Parish Council's observations are as follows:

"Council feels dwelling is out of scale with adjacent buildings."

- 5.2 One letter has been received from:

The Trustees of John Smith's Charity, c/o The Old Rectory, Turnastone, Vowchurch, HR2 0RD

The following main points are raised:

- stress how important it is that light to the windows of the adjoining almshouses is not restricted
- also that the almshouses are not disturbed unduly during the construction period.

The full text of this letter 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 style and form of the development and the relationship of the proposed dwelling to the adjoining almshouses.
- 6.2 The dwelling proposed is set back into the site a minimum distance of 7 metres from the edge of the highway. This allows the almshouses to be viewed from the south-west in particular. The ridge height of the proposed dwelling is approximately 600mm higher than the ridge heights of the three buildings that form the courtyard shaped

almshouses adjoining the proposal site. It is considered that 7.6 metres for a modern dwelling that is set back in the site as described above is satisfactory. The respective buildings are not in line with one another and the chimney stack on the almshouses is higher than the ridge height of the proposed dwelling. The visual importance of the almshouses is not impaired. The proximity of the dwelling and its positioning should not result in undue overlooking and loss of daylighting to the west elevation of the nearest building. This is given the orientation of the site in relationship to the almshouses.

- 6.3 Further details are needed relating to finishes to windows and cills, as well as for the facing brick and type of slate proposed. The choice of facing brick is important given the visual amenity of the almshouses in this part of Peterchurch. It is not considered that a dwelling erected on the site would detract from the setting of the Grade I Listed St. Peter's Church.
- 6.4 There is a slight discrepancy in the plans submitted as regards a rear porch/canopy to the rear of the dwelling and how it appears in elevations. This will need to be resolved before planning permission can be granted.

### **RECOMMENDATION**

**That subject to the receipt of revised plans relating to the rear of the dwelling, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any conditions considered necessary by officers:**

- 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. Details of materials and finishes to all new joinery, window heads, cills, eaves and verges, dormer windows and rooflights shall be the subject of the prior written approval of the local planning authority before any development commences on site.**

**Reason: In order to define the terms to which the application relates.**

- 5. H03 (Visibility splays)**

**Reason: In the interests of highway safety.**

- 6. H05 (Access gates)**

**Reason: In the interests of highway safety.**

7. 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.

8. H27 (Parking for site operatives)

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

9. F41 (No burning of materials/substances during construction phase)

Reason: To safeguard residential amenity and prevent pollution.

10. D03 (Site observation - archaeology)

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

11. G04 (Landscaping scheme (general))

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

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

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

Informative(s):

- 1. ND03 - Contact Address
- 2. HN01 - Mud on 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.