

14 DCSE2005/1118/O - SITE FOR THE ERECTION OF FIVE HOUSES AND ONE BUNGALOW AT HAZELNUT COTTAGE AND ADJOINING LAND, LLANGROVE, HEREFORDSHIRE.

**For: Paul Smith Associates, 19 St Martin Street,
Hereford,**

Date Received: 31st March, 2005 Ward: Llangarron Grid Ref: 52445, 19305

Expiry Date: 26th May, 2005

Local Member: Councillor Mrs. J.A. Hyde

1. Site Description and Proposal

- 1.1 Outline planning permission was granted in September 2004 for the residential development on this 0.3 ha site at the rear of Hazelnut Cottage in Llangrove. The application site included part of the garden of that property and a section of the field to the south. All matters were reserved for future decision except for the means of access. The latter would involve an improvement to the existing access close to the western boundary of the site with a visibility splay of 2m x 45m.
- 1.2 The current application is also for outline planning permission but the number of dwellings is specified and the layout is submitted for decision at this stage. In addition a revised visibility splay of 2m x 33m is proposed.
- 1.3 The submitted scheme shows a short access drive leading to a turning head. This directly serves a pair of semi-detached houses sited at the rear of the turning head and close to the western boundary of the site. Two further houses (detached) would be sited in line with these semis. The remaining two would be positioned at the eastern end of the site orientated to face towards the turning head and at right angles to the other 4 units. Of the latter the dwelling nearest Hazelnut Cottage would be a bungalow, with a significantly larger footprint than the 2-storey houses. The semis would have a ground floor area of about 50m², the detached houses about 70m² and the bungalow about 120m². Car parking would be open (the semis) or in two blocks of 3 garages or an attached single garage (the house next to the semis), with 2 spaces per unit, including Hazelnut Cottage to replace the garage which would be demolished. The 3 units that would occupy the eastern half of the site plus Hazelnut Cottage would be serviced off a private drive.

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	SH900008PO	Two-bedroom dwelling and garage.	-	Permitted 7.3.90
	SH900733/PM	Two bedroom dwelling and garage.	-	Permitted 27.7.90
	SH911112PF	New access	-	Refused 24.10.91
	SH930019PF	Amended positioning of access and garage	-	Permitted 8.2.93
	DCSE2004/1949/O	Residential development	-	Approved 01.09.04
	DCSE2004/3427/O	Erection of 5 houses and one bungalow.	-	Withdrawn 30.3.05

4. Consultation SummaryStatutory Consultations

- 4.1 Welsh Water's views are awaited.
- 4.2 Traffic Manager recommends that conditions be imposed regarding the access, parking and turning.

Internal Council Advice**5. Representations**

- 5.1 The applicant makes the following submission:

- (1) I regret that you are unable to amend the previous application to incorporate the amended site layout which I propose in response to your comments and those of local residents.
- (2) Outline planning permission was granted for residential development on this site last year. Therefore, the principle of houses on this site has been accepted by your Council as has the new vehicular access.

- (3) The form and the composition of the proposed layout strikes a balance between the efficiency of land use required by central government planning guidance (which normally requires the erection of 9 houses on a site of this size) and the need to avoid harm to the appearance of the locality.
- (4) Furthermore, the scheme provides for a mix of house types; a bungalow, two 2-bedroomed and three four-bedroomed properties to cater for a variety of local housing needs.
- (5) Existing mature screening and the retention of the cottage on the road frontage will screen much of the development from public vantage points and the vehicular access is as recently approved.
- (6) This proposal accords fully with national and local planning policy.

5.2 Parish Council's observations are awaited.

5.3 1 letter has been received from Mr. and Mrs. R. & J. Oakley, Greenfields, Llangrove, Ross on Wye objecting to this development. The following grounds are given:

- (1) In the Agenda DCSE2004/1949/O Para 6.2 you state "at least 2 dwellings on this area of land". This implies that two would be ideal; therefore to allow six would surely exacerbate the problems you say you wish to avoid.
- (2) The cumulative impact of this and application DCSE/2004/2155/O will create an estate of 12 houses, too large a development for this size village.
- (3) Two access roads together onto the main road will make additional hazards on this busy narrow road through the village.

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 site is within the settlement boundary of Llangrove as defined in the South Herefordshire District Local Plan and the principle of residential development has been accepted by the grant of outline planning permission. The main issue therefore is whether the 6 dwellings can be accommodated on this site without adversely affecting the character of the village, the amenities of neighbours and highway safety.

6.2 Llangrove is characterised by a variety of house types, sizes and layout ranging from sizeable houses in large plots to terraced housing with small gardens. The section of the village adjoining this site is primarily detached houses. The proposed layout would be mainly detached houses although on smaller plots and consequently closer together. However the spacing between proposed dwellings is not unacceptable and the revised scheme shows garden sizes and distances between dwellings in the main to meet generally accepted standards. The bungalow is perhaps larger in footprint and closer to Hazelnut Cottage than ideal but this is not considered to be so serious as to justify refusal of permission. The scheme takes into account the development of the field to the west, for which reserved matters for 6 houses has recently been approved (SE2004/3603/RM).

6.3 The principle of an access to serve this development of the western half of the field has been accepted with the grant of outline permission for both (SE2004/1949/O and

SE2004/2155/O). The visibility splay now proposed is the same as that approved for the adjoining scheme (i.e. 2 x 33m), which serves 6 houses and the car park of The Royal Arms. An access of that standard should therefore be adequate for 7 dwellings. The access would be within the application site and a Grampian-style condition could be imposed (as for both the earlier outline applications SE2004/1949/O and SE2004/2155/O) as the visibility splay is not wholly within the applicant's ownership and control.

RECOMMENDATION

Subject to no further objections raising additional material planning considerations by the end of the consultation period, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

- 1. **A02 (Time limit for submission of reserved matters (outline permission))**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

- 2. **A03 (Time limit for commencement (outline permission))**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

- 3. **A04 (Approval of reserved matters)**

Reason: To enable the local planning authority to exercise proper control over these aspects of the development.

- 4. **A05 (Plans and particulars of reserved matters)**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

- 5. **H03 (Visibility splays)**

Reason: In the interests of highway safety.

- 6. **H06 (Vehicular access construction)**

Reason: In the interests of highway safety.

- 7. **H13 (Access, turning area and parking)**

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

Informative:

- 1. **N15 - Reason(s) for the Grant of Planning Permission**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.