

**18 DCNC2005/1032/F - ALTERATIONS AND EXTENSION TO CREATE AN ADDITIONAL DWELLING AT 3 LOCKHILL COTTAGES, LOCKHILL, UPPER SAPEY, WORCESTER, HEREFORDSHIRE, WR6 6XR**

**For: G C Yarnold & Son per Linton Design Group,  
27 High Street, Bromyard, Herefordshire, HR7 4AA**

**Date Received:**  
**30th March 2005**

**Ward:**  
**Bringsty**

**Grid Ref:**  
**68552, 63370**

**Expiry Date:**  
**25th May 2005**

Local Member: Councillor T Hunt

**1. Site Description and Proposal**

- 1.1 The application site is located within the settlement boundary of Upper Sapey, as shown on the Upper Sapey Inset Map in the Malvern Hills District Local Plan. It is sited on an unclassified road to the north of the B4203.
- 1.2 The proposal comprises an extension to the side elevation of one of a pair of semi-detached houses to create an additional separate dwelling. The garden curtilage would measure 156m<sup>2</sup> and the dwelling would provide 95m<sup>2</sup> of living accommodation in the form of a 3 bedroom end of terrace property.
- 1.3 The proposal would provide off road parking for two vehicles to the front of the new dwelling and for two vehicles to the front of the adjacent property, which is being extended.

**2. Policies**

**2.1 Hereford and Worcester County Structure Plan**

H2(B) - Housing Requirements  
H16(A) – Housing in Rural Areas

**2.2 Malvern Hills District Local Plan**

Housing Policy 3 – Settlement Boundaries  
Housing Policy 17 – Residential Standards  
Landscape Policy 3 – Development in Areas of Great Landscape Value

**2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)**

H7 – Housing in the Countryside Outside Settlements

### 3. Planning History

3.1 None relevant to this application

### 4. Consultation Summary

#### Statutory Consultations

4.1 None required.

#### Internal Council Advice

4.1 Traffic Manager – No objection.

### 5. Representations

5.1 Parish Council – No objection but would like to draw attention to the lack of parking provision.

5.2 Two letters of objection have been received with the following concerns:

- i) The kitchen and the two front bedrooms of the proposed new development will directly overlook the property on the opposite side of the road and this will encroach on the occupant's privacy.
- ii) Concern is expressed about the intention to widen the drive to make access for two cars as this will mean the loss of a car parking space on the roadside to the front of the property. There is also concern regarding the loss of on road parking to the front of the adjacent property. The concerns come from a neighbour of the adjoining property to the rear, which fronts onto the B4203 and does not benefit from parking provision.

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 Housing Policy 3 – Settlement Boundaries of the Malvern Hills District Local Plan recognises the broad acceptability of residential infill on suitable sites within the established settlement boundary of Upper Sapey. The site lies wholly within the defined settlement boundary and is an area characterised by existing residential development. In the light of this it is not considered that there are any grounds for objecting to the principle of developing the site.

6.2 The proposed dwelling would adjoin the side elevation of an existing dwelling, replicating the dimensions and external appearance of the building as a whole. The application site is adjacent to a telephone exchange building, with a public telephone box and a post box located to the front. To the other side of the telephone exchange building is a footway which provides access to the rear of further neighbouring properties.

- 6.3 A letter of objection was received from the occupier of the property across the road with concerns about the potential loss of privacy. The front elevation of the proposed new dwelling would be approximately 22 metres from this property and as such it is considered that the distance between the properties would not cause significant overlooking to the detriment of the objector.
- 6.4 The Traffic Manager in relation to parking raised no objection, however, the Parish Council commented that parking was an issue within the locality and an objection was raised by the occupier of a neighbouring property concerning the loss of on road parking spaces. The proposal incorporates the provision of two off road parking spaces for the new dwelling in addition to two off road parking spaces for the adjoining property. It is considered that the provision of these parking spaces would be beneficial to the surrounding area. It should be noted that permitted development rights would allow for the existing dwelling to provide a new access and parking area that incorporated the entire frontage of the property. It is therefore considered unsustainable to refuse the application due to the loss of adjacent on road parking spaces.

#### Conclusion

- 6.5 The local concerns raised in respect of this application are acknowledged but it is considered that having accepted the principle of development on the site it is considered that the proposal complies with the relevant policies in the Structure and Local Plan. The proposed development is in scale and character with the immediate area and there would be no detrimental effect on the residential amenity currently enjoyed by the occupiers of neighbouring properties. The proposed parking would be in accordance with Highway requirements and the loss of on road parking would not merit a sustainable reason for refusing the application.

### **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 - A06 (Development in accordance with approved plans ) (1209/2)**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**

- 3 - B03 (Matching external materials (general) )**

**Reason: To ensure the satisfactory appearance of the development.**

- 4 - F16 (Restriction of hours during construction )**

**Reason: To protect the amenity of local residents.**

5 - F18 (Scheme of foul drainage disposal )

Reason: In order to ensure that satisfactory drainage arrangements are provided.

6 - H10 (Parking - single house ) (2 cars)

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.