

10 DCSE2005/1011/O - SITE FOR THE ERECTION OF ONE DWELLING AT HILLINGDON, WALFORD ROAD, ROSS-ON-WYE, HEREFORDSHIRE**For: Mrs. Cameron per Paul Smith Associates, 19 St Martin Street, Hereford, HR2 7RD****Date Received: 31st March, 2005 Ward: Ross-on-Wye East Grid Ref: 59866, 23797
Expiry Date: 26th May, 2005**

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

1. Site Description and Proposal

- 1.1 The application site comprises the northern half of the garden of Hillington, a large Victorian villa situated on the eastern side of Walford Road between Alton Road and Sussex Avenue. There are further detached houses to north and south of Hillington, smaller houses to the rear in Sussex Avenue and modern bungalows on the opposite side of Walford Road.
- 1.2 It is proposed to erect a detached house in the garden of Hillington. The application is for outline planning permission but only design and landscaping have been reserved for later decision. The submitted scheme is for a three-storey house with two prominent bays either side of a central entrance door. In the submitted scheme the bays extend, above eaves level but in the revised scheme the second floor, which would be within the roof slope would be lit by dormer windows. The appearance of the house would be similar to Hillington although it would be about 1 m. narrower and less tall. It would be sited about 3 m. from the northern elevation of Hillington. To the rear elevation would be added a single-storey outbuilding extending some 6 m. which again would reflect the pattern of the adjoining house.
- 1.3 Vehicular access would be at the rear off a private drive. A new double garage would be constructed to replace the smaller existing structure at the rear of the new plot. At the rear the reduced Hillington plot parking and turning area for 3 cars would be provided, although this is outside the application site.

2. Policies**2.1 Planning Policy Guidance**

PPG3 - Housing

2.2 Hereford and Worcester County Structure Plan

Policy H16	-	Location of Growth	-
Policy CTC1	-	Area of Outstanding Natural Beauty	
Policy CTC9	-	Development Criteria	

2.3 South Herefordshire District Local Plan

Policy C5	-	Development within AONB
Policy C23	-	New development affecting Conservation Areas
Policy C45	-	Drainage
Policy SH5	-	Housing Land in Ross on Wye
Policy SH14	-	Siting and Design of Buildings
Policy SH15	-	Criteria for new housing schemes
Policy 3		Infill Sites for Housing

3. Planning History

3.1 There have not been any recent applications relating to these premises.

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water confirms that information has been provided from the developer's agent which demonstrates that surface water from the existing property known as Hillingdon currently discharges to the public sewerage system. It has been agreed that to enable a foul connection to be undertaken from the new dwelling to the public sewerage system, the existing surface water discharge and that from the proposed dwelling will be diverted to a soakaway.

Internal Council Advice

4.2 Traffic Manager recommends that conditions should be included in any permission.

4.3 Conservation Manager advises as follows:

"No objection in principle to revised scheme from an architectural point of view and bearing in mind that 'design' is reserved for future consideration."

In addition it is not considered that the two trees (a conifer and a maple) on the road frontage are worthy of a Tree Preservation Order. Neither are particularly fine specimens and if one or both trees were lost, it would not have a significant impact because there are a large number of mature trees along this part of Walford Road.

5. Representations

5.1 The applicant's agent makes the following submission:

5.2 Town Council has no objection to the proposal.

5.3 One letter of objection has been received on behalf of Mr and Mrs P Watters, Ashcroft, Walford Road, Ross on Wye. In summary the following concerns are raised:

- (1) lack of detail, in particular of layout, appearance and of street elevation,
- (2) pattern of gaps between houses would be ruined and make further development difficult to resist,
- (3) would not integrate into street scene : a massive intrusion,

- (4) trees would be removed harming the pleasing appearance of this gap,
- (5) loss of light and aspect from side windows in Ashcroft,
- (6) overlooking from bay windows of Ashcroft and Hillingdon,
- (7) loss of privacy in rear garden of Ashcroft,
- (8) insufficient amenity space would remain for property size of Hillingdon,
- (9) parking for Hillingdon not part of application
- (10) no details of new garage
- (11) copying Hillingdon would not respect free form character of area : accuracy and quality of submission is very poor.

The full text of these representations are included in the Appendix to this report.

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 It is considered that there are two main issues: the effect on the street scene and consequently on the character and appearance of this part of Ross on Wye Conservation Area and the effect on the amenities of neighbours.
- 6.2 This section of Walford Road includes substantial detached houses of some character, with varying gaps between them. Thus there are some 18m. between Ashcroft and Hillingdon, 9 m. between Hillingdon and Grosmont House and 5 m. between Grosmont House and Highgate. The insertion of a house in the first gap as proposed would result in gaps of about 6.7 m. and 3.2 m. (Ashcroft – new house, new house – Hillingdon respectively). Although narrower than most of the existing gaps it is considered that these would be sufficient to separate houses of this size and scale.
- 6.3 To fit into the street scene a new house would need to be similar in scale and massing to existing houses. This has been achieved it is considered, by significantly higher floor to ceiling heights than normal for modern houses (although somewhat less than for Hillingdon) and a steep roof pitch (about 45°). The design of the house, although reserved for later approval, is shown on the submitted drawing and is similar to Hillingdon.
- 6.4 There are two small trees (one a fruit tree) which would be close to the front of the house and two more significant trees along the front boundary. It is anticipated that the former pair would need to be removed. The Conservation Manager does not consider that if the frontage trees were lost it would have a detrimental impact in view of other mature trees along this part of Walford Road. In view of the above it is considered that the proposed dwelling would not significantly harm the character and appearance of the Conservation Area. Although an outline application sufficient information has been submitted to allow assessment of the effect of the proposal in relation to the Conservation Area.
- 6.5 It is claimed by the objector that this development would set a precedent for further in-filling along this section of Walford Road. There are however no comparable spaces between houses, other than the church grounds to the north of Ashcroft.
- 6.6 The second issue relates to residential amenity. The main concern is whether this large building would be overbearing in relation to Ashcroft. This house has two side windows: that at first floor level being a small projecting bay window; the ground floor

window does not project but there is an attractive external canopy. These windows would look directly towards the flank wall of the proposed house. The latter would be about 6.7m. away, (less for the projecting window). Whilst the outlook from these windows would be less attractive if the new house is built, and it should be borne in mind that the new house would be taller than Ashcroft as the land rises, it is not considered that it would be so close as to loom over Ashcroft unacceptably. There may be some inter-looking between the side windows in the front bays of the proposed house and Ashcroft but it is not thought that this would be sufficient grounds to refuse permission and may be resolved at reserved matters stage. The rear garden of Ashcroft would be overlooked from the rear first floor windows of the new house but this would not be untypical in a row of detached villas. It is appreciated that the outlook would be less attractive but in view of the above conclusions and the advice in PPG3 it is not thought that there would be significant harm to the amenities of the occupiers of Ashcroft.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

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. H10 (Parking - for new dwelling and Hillingdon)

6. Prior to any foul connection being undertaken from the proposed dwelling to the public sewerage system, the surface water flows from "Hillingdon" must first be redirected to soakaways.

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. W01 - Foul/surface water drainage

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

8. 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.

9. W03 - No drainage run-off to public system

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

Informatives:

- 1. If a connection is required to the public sewerage system, the developer is advised to contact the Dwr Cymru Welsh Water's Network Development Consultants on Tel: 01443 331155.**
- 2. N15 - Reason(s) for the Grant of Planning Permission.**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.