

**9 DCCE2005/1572/F - DEMOLITION OF EXISTING SINGLE STOREY PRE-FABRICATED STRUCTURE AND ERECTION OF PROPOSED NEW HOUSE AND ANCILLARY GARAGE. LAND ADJACENT TO THE GREEN, WITHINGTON, HEREFORDSHIRE**

**For: Border Oak Design & Construction Ltd, Kingsland Sawmills, Kingsland, Leominster, HR6 9SF**

**Date Received: 12th May, 2005**

**Ward: Hagley**

**Grid Ref: 56543, 43446**

**Expiry Date: 7th July, 2005**

Local Member: Councillor R.M. Wilson

## **1. Site Description and Proposal**

- 1.1 This application seeks permission for the erection of a detached dwelling and ancillary garage at The Green, Withington. The application site originally formed part of the garden area serving The Green itself, but has since been divided off. The site therefore falls between The Green and St Peter's Church. The site falls within the Conservation Area of Withington and is in close proximity to a number of Listed Buildings, including both The Green and St Peter's Church. A prefabricated building is currently found on site.
- 1.2 The proposal involves the demolition of the existing prefabricated structure and the erection of a two storey detached property with a detached garage located to the front. The new dwelling is proposed to be located to the south east of The Green and is a Border Oak property. The proposed dwelling is broadly 'L' shaped and is characterised by a stone facing front elevation with timber and rendered sides and rear. A side addition is proposed with a timber clad finish.

## **2. Policies**

### **2.1 Planning Policy Guidance:**

- PPS1 - General policy and principles  
PPG15 - Planning and the historic environment

### **2.2 South Herefordshire District Local Plan:**

- GD1 - General development criteria  
C20 - Protection of historic heritage  
C22 - Maintain character of conservation areas  
C23 - New development affecting conservation areas  
C29 - Setting of a listed building  
C33 - Scheduled ancient monuments  
SH6 - Housing development in larger villages  
SH8 - New housing development criteria in larger villages  
T3 - Highway safety requirements

- T4 - Highway and car parking standards
- 2.3 S1 - Sustainable development  
S2 - Development requirements  
S3 - Housing  
S6 - Transport  
S7 - Natural and historic heritage  
DR1 - Design  
DR2 - Land use and activity  
H4 - Main villages: settlement boundaries  
H16 - Car parking  
HBA4 - Setting of a listed building  
HBA6 - New development within conservation areas  
ARCH3 - Scheduled ancient monuments

### **3. Planning History**

- 3.1 DCCE2004/3548/F - Erection of detached house and garage. Withdrawn 20th December, 2004.

### **4. Consultation Summary**

#### Statutory Consultations

- 4.1 Welsh Water: No objections subject to conditions.  
4.2 English Heritage: No objection.

#### Internal Council Advice

- 4.3 Conservation Manager: Raised no objections subject to conditions.  
4.4 Traffic Manager: Raised no objections subject to conditions.

### **5. Representations**

- 5.1 Withington Parish Council: Object on the following grounds:

1. Adverse impact upon The Green;
2. Visually intrusive;
3. Inappropriate design within the Conservation Area;
4. Existing boundary fence is unauthorised;
5. Landscaping details should be required;
6. Garage is unacceptable;
7. Access is inadequate.

- 5.2 Local Residents: Four letters of objection have been received. The points raised can be summarised as follows:

- Inappropriate design in this location;
- New buildings should not be allowed within a Conservation Area;
- Traffic generation;
- Loss of green space;

- Access unacceptable.

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

## 6. Officers Appraisal

6.1 It is considered that the following issues represent the main issues for consideration in this application:

- (a) Principle of development;
- (b) Design and scale;
- (c) Residential amenities;
- (d) Visual amenities and Conservation Area impact;
- (e) Highway issues.

### Principle

6.2 The application site falls within the defined settlement boundary of Withington. The South Herefordshire District Local Plan categorises Withington as a larger village under Policy SH6. Within such designations the principle of new residential development is accepted subject to issues including design and scale, access, and impact in relation to environmental, historical, ecological and landscape considerations. The stance is echoed within the Herefordshire Unitary Development Plan (Revised Deposit Draft) wherein Withington is considered a main village within which appropriate new residential development can be supported.

### Design and Scale

6.3 The previous application on this site (DCCE2004/3548/F) was withdrawn due to concerns over the design and scale, as well as, the access. This application was submitted following negotiations into the potential of this site. This scheme essentially represents the outcome of these negotiations. The proposal as submitted was revised to include a stone elevation to the front to increase the ability of this property to integrate into the locality. It is considered that this scheme represents an appropriate scale of property that is sited such that it will not detract from or compete visually with The Green. The design of this building is considered appropriate for this sensitive location utilising traditional materials and design characteristics. The proposed garage is simple and modest in design and is considered appropriate for this locality. The siting is considered acceptable having regard to settlement pattern and the desire to avoid a suburban style layout. It is further suggested that the siting of the garage contributes to the minimisation of the intrusiveness of the main property, as well as, reducing the area of hard standing needed on site.

### Residential Amenities

6.4 The application site is located such that it is considered that the sole property within the sphere of influence of this development is The Green. The proposed development has been revised to remove a dormer opening and re-orientate the building by 10 degrees to the east. This will ensure that the privacy of The Green is not compromised to an unacceptable extent. It is considered that no unacceptable overbearing impact or loss of light will occur as a result of this development. It is therefore considered that

the residential amenities of the affected adjoining neighbour will be preserved through this development.

#### Visual Amenities and Conservation Area Impact

- 6.5 The sensitive nature of this site is acknowledged and it is considered that the development has recognised this fact. The proposed dwelling is set well back into the application site and the design concept includes a low ridge with dormer openings. Although the predominance of stone is noted it is not considered that the concept is inappropriate in this setting. The front elevation has been revised to include a stone facing front elevation such as this. The Conservation Manager was involved in the evolution of this proposal from the previous application on this site to the scheme now proposed. It is considered that this proposal will preserve the character and appearance of the Conservation Area and will not result in any detrimental impact upon the setting of adjacent and nearby Listed Buildings. The importance of landscaping to this site is recognised and strict conditioning will ensure that an effective scheme is secured. It is therefore considered that the visual amenities of the locality will be maintained through this development.

#### Highway Issues

- 6.6 The previous application on this site sought to utilise the existing access. Concerns were expressed in relation to this and as such an access linking through to St Peter's Church was proposed to enable the property to utilise the existing access associated with the Church. This access, for reasons connected to land ownership, proved more problematic than the original scheme and as such the use of the existing access was returned to for further consideration. Although the interaction of the existing access was that of the Church is considered an issue, the Traffic Manager is satisfied that through an appropriate condition a splay can be created so as to ensure that the access is not hazardous. On the basis of this, and through the attaching of the requested condition, it is considered that the access will not prove detrimental to highway safety. In relation to parking and turning facilities the scheme is considered acceptable.

#### Other issues

- 6.7 The two metre close boarded fence erected on site is unauthorised and this has been acknowledged by the agent for this application. It has been confirmed that this boundary treatment will be removed and can be replaced with an enclosure meeting the satisfaction of the Conservation Manager. A condition will ensure that this is the case.

## **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)**

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

**3 A09 (Amended plans)**

**Reason: To ensure the development is carried out in accordance with the amended plans.**

**4 B01 (Samples of external materials)**

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

**5 C04 (Details of window sections, eaves, verges and barge boards )**

**Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.**

**6 C05 (Details of external joinery finishes)**

**Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.**

**7 C10 (Details of rooflights)**

**Reason: To ensure the rooflights do not break the plane of the roof slope in the interests of safeguarding the character and appearance of this building of [special] architectural or historical interest.**

**8 D03 (Site observation - archaeology)**

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

**9 E08 (Domestic use only of garage)**

**Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling.**

**10 E09 (No conversion of garage to habitable accommodation)**

**Reason: To ensure adequate off street parking arrangements remain available at all times.**

**11 E16 (Removal of permitted development rights)**

**Reason: To enable effective control over the future development of this sensitive site.**

**12 E18 (No new windows in specified elevation)**

**Reason: In order to protect the residential amenity of adjacent properties.**

**13 F16 (Restriction of hours during construction)**

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

**14 G01 (Details of boundary treatments)**

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

**15 G04 (Landscaping scheme (general))**

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

**16 G05 (Implementation of landscaping scheme (general))**

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

**17 G06 (Scope of landscaping scheme)**

**Reason: In order that the local planning authority may be satisfied that the deposited scheme will meet their requirements.**

**18 G10 (Retention of trees)**

**Reason: In order to preserve the character and amenities of the area.**

**19 G17 (Protection of trees in a Conservation Area)**

**Reason: To ensure the proper care and maintenance of the trees.**

**20 H06 (Vehicular access construction)**

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

**21 Before any other works hereby approved are commenced, a visibility splay will be provided in accordance with details to be submitted to and agreed in writing by the local planning authority. Nothing shall be planted, erected and/or allowed to grow on the area of land so formed which would obstruct the visibility agreed.**

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

**22 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.**

**23 Foul water and surface water discharges must be drained separately from the site.**

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

**24. No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage 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.**

- 25. No land drainage run-off will be permitted, either directly or indirectly, to discharge into the public sewerage system.**

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

**Informatives:**

- 1 N01 - Access for all**
- 2 N03 - Adjoining property rights**
- 3 N04 - Rights of way**
- 4 N11A - Wildlife and Countryside Act 1981 (as amended) - Birds**
- 5 N11B - Wildlife & Countryside Act 1981 (as amended) and Conservation (Nat. Habitats & C.) Regs 1994 - Bats**
- 6 ND03 - Contact Address**
- 7 HN01 - Mud on highway**
- 8 HN02 - Public rights of way affected**
- 9 HN05 - Works within the highway**
- 10 HN10 - No drainage to discharge to highway**
- 11 HN13 - Protection of visibility splays on private land**
- 12 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**
- 13 N15 - Reason(s) for the Grant of PP/LBC/CAC**

Decision: .....

Notes: .....

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**Background Papers**

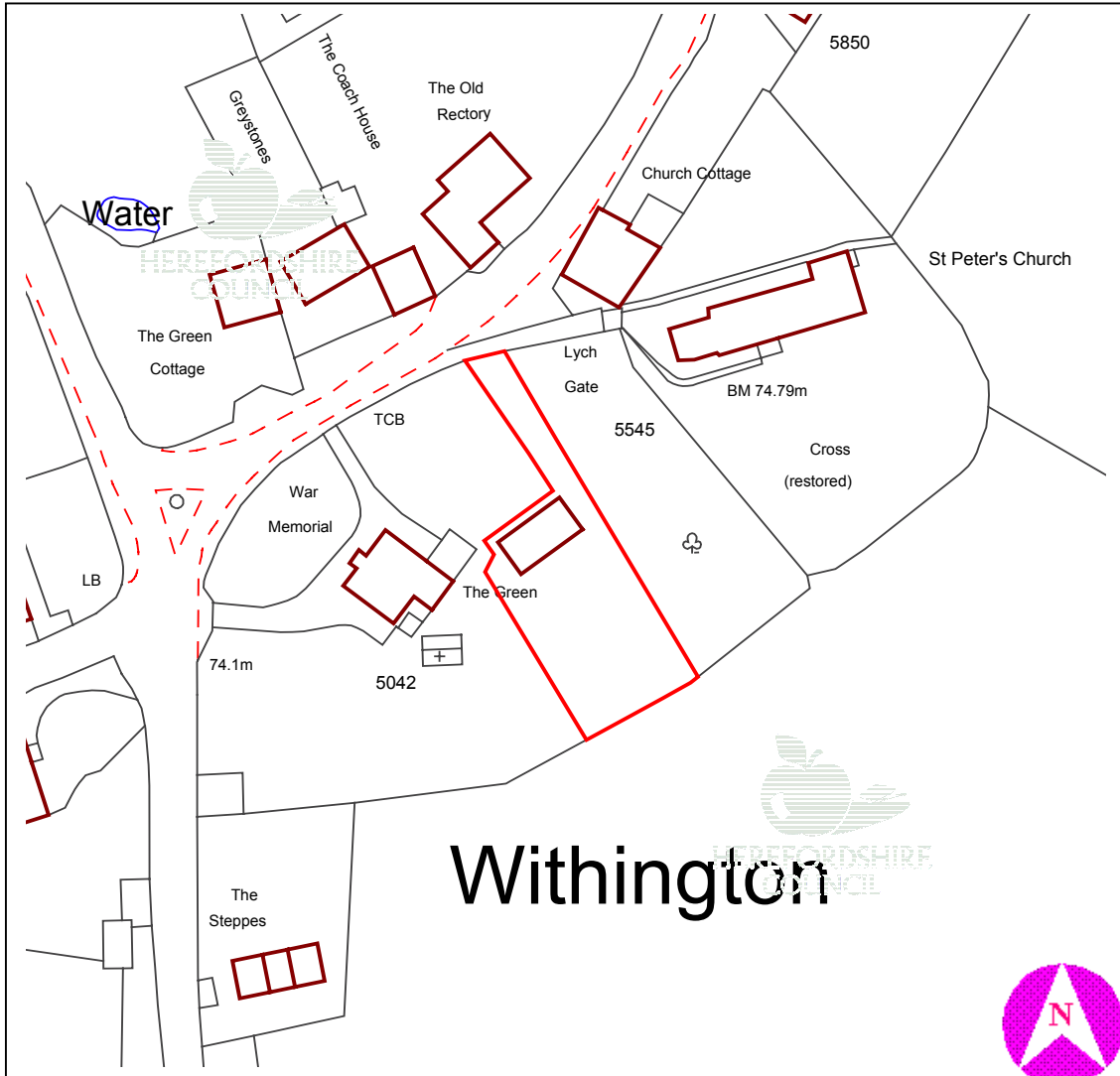
Internal departmental consultation replies.



HEREFORDSHIRE  
COUNCIL

Planning Services

Blueschool House  
Blueschool Street  
Hereford  
HR1 2ZB



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**APPLICATION NO:** DCCE2005/1572/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Land adjacent to The Green, Withington, Herefordshire

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