

# **11 DCSE2005/1881/F - PROPOSED 2 NO. LINKED TOWN HOUSES, MERRIVALE FARM, MERRIVALE LANE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5JL**

**For: Collier & Brain Ltd. per John Gabb Associates,  
Unit 4, Wolf Business Park, Alton Road, Ross on Wye,  
Herefordshire, HR9 5NB**

**Date Received: 10th June, 2005    Ward: Ross-on-Wye East    Grid Ref: 60142, 23424**

**Expiry Date: 5th August, 2005**

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

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

- 1.1 The application site comprises an irregular shaped area of land of about 0.5ha to the south of Merrivale House. It was formerly occupied by farm buildings built in a mock castle form but only part of the northern 'fortifications' remain. The site is being developed for housing: two blocks of flats and two houses have been erected and a further two houses and one block of flats were also included in the approved scheme (SE2001/0491/F). A revised application was recently approved for 3 terraced houses on the site of the third block of flats and for a minor re-siting of the third house. That application as submitted included a pair of semi-detached dwellings on Plot 4 but this part of the proposal was withdrawn before the application was determined.
- 1.2 The current proposal is for a revised scheme for the semi-detached houses on Plot 4. This plot is at the southern apex of the site and adjoins a house and maisonettes in Lakeside Drive. The houses would be three-storeyed with the upper storey within the roof slope and lit by dormer windows at the front and rooflights at the rear. The front elevation would have a prominent canopy over the door, positioned at the right hand side of each house, with bay windows at the rear. Car parking would be within the rear garden of the western house, the side garden and adjoining lay-by for the eastern.

## **2. Policies**

### **2.1 Planning Policy Guidance**

PPG.3            -            Housing

### **2.2 Hereford and Worcester County Structure Plan**

Policy CTC.1    -            Area of Outstanding Natural Beauty  
Policy CTC.9    -            Development Requirements  
Policy CTC.18   -            Development in Urban Areas

### **2.3 South Herefordshire District Local Plan**

Policy SH.5      -            Housing Land in Ross-on-Wye  
Policy SH.14    -            Siting and Design of Buildings  
Policy SH.15    -            Criteria for New Housing Schemes

Policy C.5	-	Development within Area of Outstanding Natural Beauty
Policy GD.1	-	General Development Criteria
Policy 2 (Part 3)	-	New Housing Developments
Policy 3 (Part 3)	-	Infill Sites for Housing

#### 2.4 Unitary Development Plan – Revised Deposit Draft

Policy H.1	-	Settlement Boundaries and Established Residential Areas
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### 3. Planning History

3.1	SE2000/1110/O	Site for construction of 17 no. flats and houses, road and parking and garages, etc.	-	Refused 01.08.00
	SE2001/0491/F	Construction of 12 flats, 4 no. houses, garages, roads and parking	-	Approved 30.04.01
	DCSE2005/0729/F	3 linked town houses and shift of plot 3	-	Approved 09.05.05

### 4. Consultation Summary

#### Statutory Consultations

4.1 Welsh Water's response is awaited.

#### Internal Council Advice

4.2 Traffic Manager recommends a condition requiring off-street parking provision.

4.3 Conservation Manager has no objections to the proposal.

### 5. Representations

5.1 The applicants' agent makes the following submission:

This application is submitted as a result of a single material objection, on the grounds of 'daylight' and 'amenity' factors to the earlier proposal.

The revised layout includes the following -

- 1) 2 parking spaces per dwelling
- 2) maximising the distance between the adjoining apartments in Lakeside Drive and the proposed 2 no. houses
- 3) beneficial landscaping on site along the frontage and to the side of each proposed unit
- 4) the minimum of change to the approved layout
- 5) the materials proposed are those which match existing.

5.2 Town Council has no objections to the application. However the developer has removed a stone wall and replaced it with a wooden fence which alters the character of the area.

5.3 One letter has been received expressing the following concerns:

- 1) there is insufficient parking space at front of 2 Merrivale Farm to park 4 vehicles - retaining wall to Plot 4 should be pushed back to accommodate more space at the front of 2 Merrivale Farm and allowing better access to Plot 3
- 2) insufficient parking for residents and visitors within site as a whole
- 3) site of Plot 3 is raised at a higher level to Plots 1 - 3 and overall height could be viewed as intrusive - consideration should be given to a different type of dwelling such as a bungalow where residents of Lakeside Drive would have less objection.

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 design of the new houses is very similar to the 3 terraced houses recently approved. The two groups of houses would be on either side of the entrance drive to Merrivale Farm and therefore complement each other. The effect on the amenities of neighbours is therefore considered to be the main outstanding issue. The two semi-detached houses would face towards the maisonettes in Lakeside Drive but would be turned at an angle of about 40°. This and the distance between them (about 19m between the nearest windows) is considered to be sufficient to protect occupants privacy. The buildings are directly to the rear of Ivy Cottage but this house is further from them (about 20m) which is adequate and avoids overbearing development. The current proposal is considered to be an improvement compared to the withdrawn scheme and, unlike the latter, has not been objected to by any residents of Lakeside Drive.
- 6.2 In relation to 2 Merrivale Farm and Plot 3, the proposed houses would be similarly orientated and sited to the approved scheme. The blank south-eastern end wall would face the front of 2 Merrivale Farm with a separation of 8.5m. The width of that wall would be slightly wider (about 0.2m) than the approved house and about 1m higher at ridge. Depending on drainage constraints it may be practicable to set the houses lower on the site. Nevertheless it is not considered that the slight adverse effect on residential amenity would be sufficient to justify refusal of planning permission.
- 6.3 The scheme achieves two spaces for each dwellinghouse and one for each flat plus a few extra spaces for visitors. It is appreciated that this may not be sufficient for all householders but it would not be reasonable to require changes to the scheme at this stage. With regard to the boundary wall referred to by the Parish Council, a stone wall was shown on the submitted drawing on the immediately preceding application and construction of this wall was required by a planning condition.

## **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. B01 (Samples of external materials)

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

3. G01 (Details of boundary treatments)

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

4. G04 (Landscaping scheme (general))

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

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

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

6. F48 (Details of slab levels)

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

7. F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

8. 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.

**Informative(s):**

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

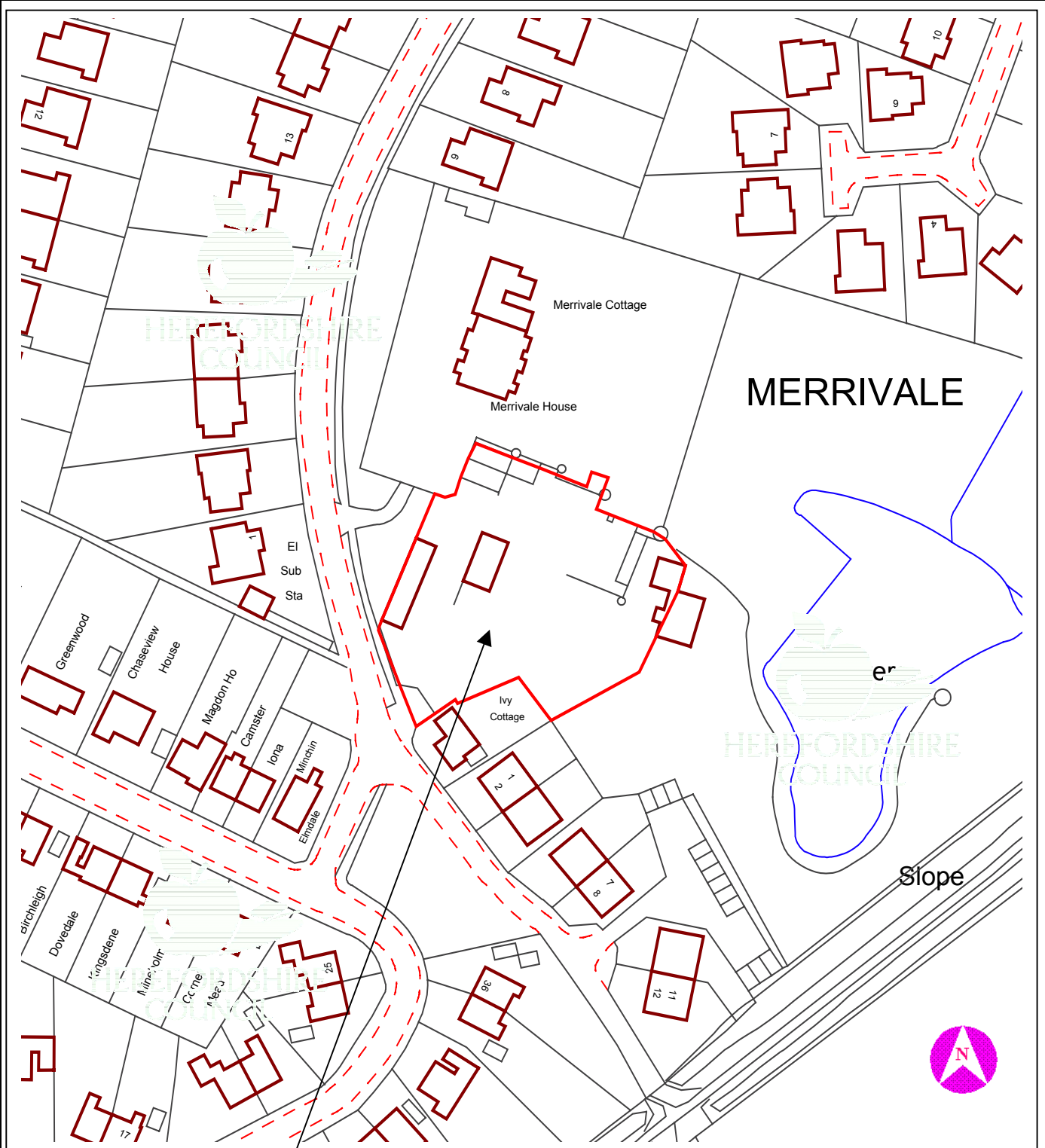
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSE2005/1881/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Merrivale Farm, Merrivale Lane, Ross-on-Wye, Herefordshire, HR9 5JL

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