

11 DCNC2005/2492/O - SITE FOR A DETACHED HOUSE WITH INTEGRAL GARAGE AT 60 NEW ROAD, BROMYARD, HEREFORDSHIRE, HR7 4AN**For: Mr & Mrs S Peplow per Mr L Lloyd, Rosedale, Tenbury Road, Bromyard, Herefordshire, HR7 4LW****Date Received:**
29th July 2005**Ward:**
Bromyard**Grid Ref:**
65068, 54536**Expiry Date:**
23rd September 2005

Local Member: Councillors P Dauncey and B Hunt

1. Site Description and Proposal

- 1.1 The site is located in a designated residential area within the settlement boundary of the Market Town of Bromyard. The site is in the back garden of No. 60 Old Road, with existing access from Clover Terrace. To the east of the proposal site is a dwelling, the corner plot in Clover Terrace permitted by this Committee on 10th July 2002. To the west are the rear gardens of properties fronting West Hill for Old Road. Opposite the plot and to the north is a row of terraced dwellings.
- 1.2 Outline planning permission is sought for one dwelling on the site. All matters with the exception of the means of access are reserved for future consideration.

2. Policies**2.1 Malvern Hills District Local Plan**

Housing Policy 2 – Development in Main Towns
Housing Policy 3 – Settlement Boundaries
Housing Policy 18 – Tandem and Backland Development

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

H1 – Hereford and Market Towns: Settlement boundaries and established residential areas

Government Guidance**2.3 PPG3 - Housing****3. Planning History**

DCNC2004/3525/F - New vehicular access. Approved 29.11.04.
NC02/1322/F – Adjacent plot. Site for 1 no. two storey dwelling, new vehicular access and double garage. Approved 10.7.02

4. Consultation Summary

Statutory Consultations

4.1 None.

Internal Council Advice

4.2 Traffic Manager: No objection.

5. Representations

5.1 Bromyard Town Council: No response as yet.

5.2 Objections have been received from:

Mr and Mrs M S Box, of 8 Clover Terrace, Bromyard.

- a) Loss of light.
- b) Loss of privacy.
- c) Loss of amenity during construction.
- d) Transportation concerns.

5.3 Letters of comment has been received from Mr and Mrs Perry of 62 New Road, Bromyard, and E A Bateson of Haslemere, 64 New Road, Bromyard. Both relate to requests that no windows be put in the western elevation.

5.4 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 The key issues for consideration in the determination of this planning application are as follows:

- 1.The principle of infill development
- 2.Impact on the character of the locality/Highways issues.
- 3.Impact on residential amenity.

6.2 The principle of infill development

Malvern Hills District Local Plan policies support the general principle of infill development within town centre locations such as this and this reflects the advice set out in Planning Policy Guidance 3 - Housing which encourages the efficient use of windfall sites within established settlements.

6.3 Impact on Character of Locality/Highways Issues

At this outline stage, the application is broadly concerned with the principle of whether the site is appropriate for residential development, although the means of access also requires formal consideration at this stage.

- 6.4 The site is located beside an existing new dwelling on Clover Terrace and opposite other dwellings and as such an appropriately designed dwelling would not appear out of keeping with the general grain of development in the locality. This has been established recently following the approval of permission on an adjacent site.
- 6.5 Furthermore there is existing vehicular access serving Clover Terrace and the Traffic Manager's comments are noted, that there are no transportation objections to the application.
- 6.6 Whilst the neighbour's objection reasons to the proposed application are clearly all material planning considerations, advice from the Traffic Manager indicates that the access and highway safety issues cannot be upheld as reasons to object to the application.
- 6.7 **Impact on residential amenity**
- The objector comments on loss of amenity during construction, which can be appropriately controlled by conditions. In addition the layout offers sufficient amenity space for the proposed dwelling and existing property on site.
- 6.8 Loss of privacy and light to adjacent residents are considerations but the detailed design of any dwelling and its impact on neighbouring property would be addressed at the reserved matters stage and in this instance do not represent grounds for refusing this outline proposal.

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- H12 (Parking and Turning – single house) for 3 cars

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 PP/LBC/CAC

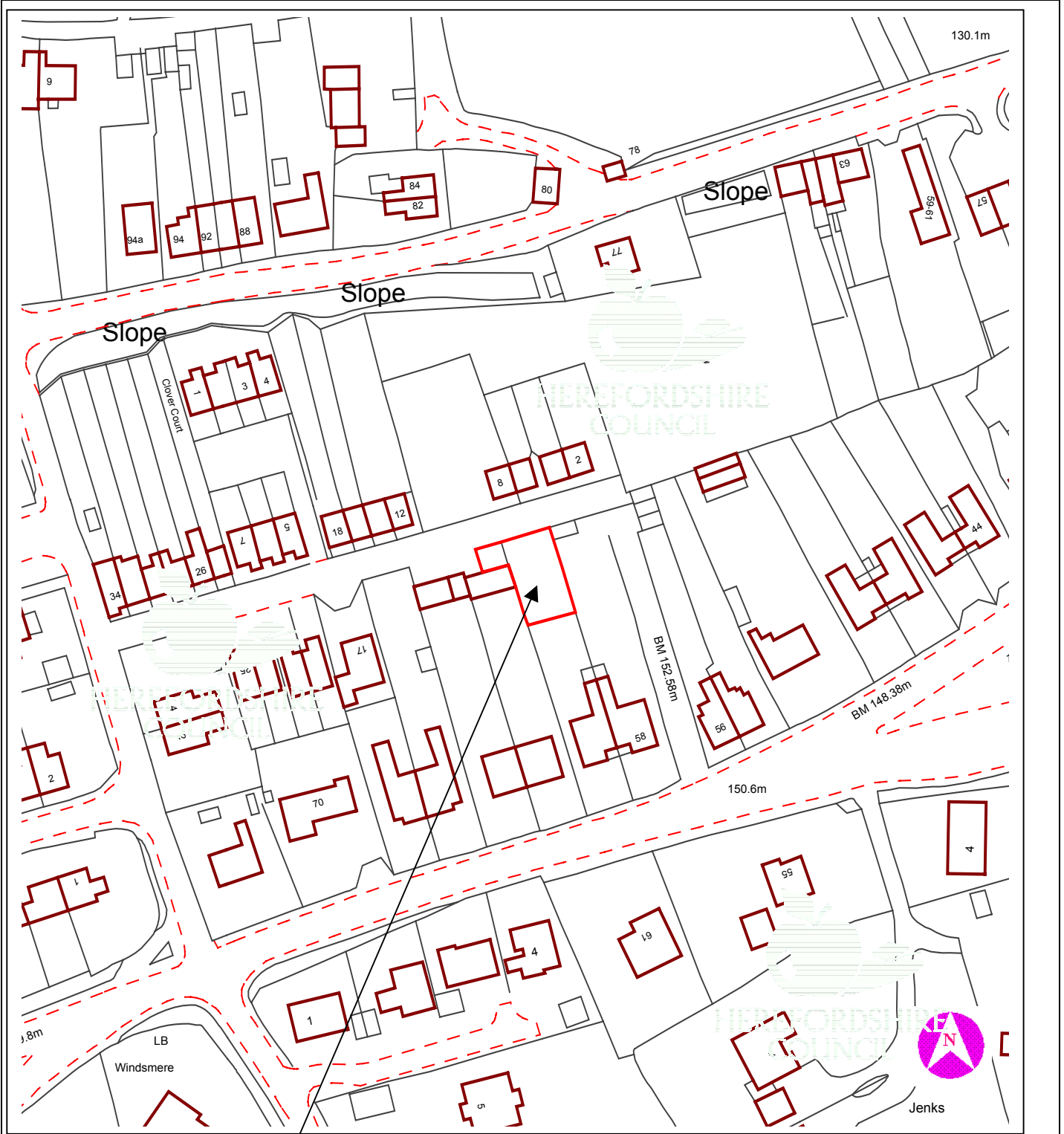
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2005/2492/O

SCALE 1 : 1250

SITE ADDRESS : 60 New Road, Bromyard, Herefordshire, HR7 4AN

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