

6 DCCW2005/2176/O - ERECTION OF TWO DWELLINGS AT LAND ADJACENT TO FOURTH MILESTONE HOUSE, SWAINSHILL, HEREFORD, HR4 7QE**For: Mr. & Mrs. C.A. Thomson per Paul Smith Associates, 19 St. Martins Street, Hereford, HR2 7RD****Date Received: 4th July, 2005****Ward: Credenhill****Grid Ref: 44963, 41983****Expiry Date: 29th August, 2005**

Local Member: Councillor R.I. Matthews

Introduction

Members will recall that the determination of this application was deferred at the Central Area Planning Sub-Committee meeting of 24th August, 2005 in order for a site visit to be held. The site visit took place on 12th September, 2005.

1. Site Description and Proposal

- 1.1 This site is located to the rear of Fourth Milestone House, Swainshill, Hereford and forms part of the rear garden. The proposal, in outline form, is to establish the principle of erecting two dwellings with access off the private lane to the rear. Dwellings adjoin the north, east and southern boundaries with open fields to the west.
- 1.2 The plot of land measures approximately 25 metres wide by 45 metres in depth. The indicative plan submitted proposes two detached dwellings fronting the private lane with associated parking spaces.

2. Policies**2.1 Planning Policy Guidance:**

PPG3 - Housing

2.2 Hereford and Worcester County Structure Plan:

Policy H16A - Housing in Rural Areas
Policy H18 - Housing in Rural Areas Outside of Green Belt
Policy CTC9 - General Development Criteria

2.3 South Herefordshire District Local Plan:

Policy GD1 - General Development Criteria
Policy SH10 - Housing Within Smaller Settlements

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy H6 - Housing in Smaller Settlements
Policy S2 - Development Requirements

3. Planning History

- 3.1 DCCW2003/3682/O Site for erection of two houses. Refused 2nd February, 2004.
- 3.2 DCCW2004/1256/O Erection of single dwelling. Refused 28th May, 2004.
Appeal allowed 7th June, 2005.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water recommends conditions.

Internal Council Advice

- 4.2 Traffic Manager recommends conditions.
- 4.3 Public Rights of Way Manager raises no objection.

5. Representations

- 5.1 Stretton Sugwas Parish Council - "As the new dwellings will access Sugwas Pool Lane, which has a very poor access to the A438 on a nearly blind bend, already the scene of two road deaths and many lesser accidents, the increase in vehicles using Sugwas Pool Lane as a result of more development along it will not be agreeable until the junction with the A438 is greatly improved."
- 5.2 Kenchester Parish Council (Adjoining) - no comment.
- 5.3 Two letters of objection have been received from Mr. & Mrs. Wintour, Sugwas Pool House, Swainshill, Hereford and Mr. & Mrs. F. Pawsey, Westview, Sugwas Pool, Swainshill, Hereford. The main planning points raised are:
1. The sewerage system is not capable of servicing the site.
 2. There will be extra traffic which will cause damage to the surface of the lane, the repair of which has been paid for by residents.
 3. The entry and exit of the lane onto the A438 road is dangerous and this proposal will increase traffic.

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 The majority of this site was subject of a planning appeal earlier this year where the appointed Inspector was satisfied that the development of the site for one dwelling would not have an unacceptable effect on the character and appearance of the rural area and would not conflict with Policy SH10 of the South Herefordshire District Local Plan. In reaching this conclusion he was satisfied that the mature hedging on the boundaries screen the site and that it related well to the existing settlement.

- 6.2 He also commented that the addition of one additional dwelling would not significantly harm highway safety. It is therefore from this basis that the application has to be assessed.
- 6.3 The western boundary will still contain a mature hedge that provides the screening from the open countryside to settlement contained therein. Dwellings adjoin all other boundaries. It is therefore considered that the use of the additional land within the garden to provide space for two dwellings is acceptable and will not harm the character and appearance of the area.
- 6.4 Members will also note that the Traffic Manager has raised no objections and that Welsh Water also raise no objections subject to conditions requiring separate discharge of foul and surface water.
- 6.5 In reaching this recommendation careful regard has been had to the refusal of application no. DCCW2003/3682/O for two dwellings. The main reason for refusal related to the impact of residential development on the rural character and appearance of the locality. Whilst this particular decision was not appealed, it is considered that the findings of the Inspector in the related appeal are such that a refusal on the grounds of the visual impact would not be warranted in this case.
- 6.6 Accordingly, the proposal is considered to comply with the requirements of Policy SH10 of the South Herefordshire District Local Plan. A copy of the previous appeal decision is attached as an appendix to this report for information.

RECOMMENDATION

That outline 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. **F16 (Restriction of hours during construction).**
Reason: To protect the amenity of local residents.

6. F22 (No surface water to public sewer).

Reason: To safeguard the public sewerage system and reduce the risk of surcharge flooding.

7. 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.

8. G08 (Retention of trees/hedgerows (outline applications)).

Reason: To safeguard the amenity of the area.

Informatives:

1. HN23 - Vehicular use of public rights of way.

2. N15 - Reason(s) for the Grant of PP.

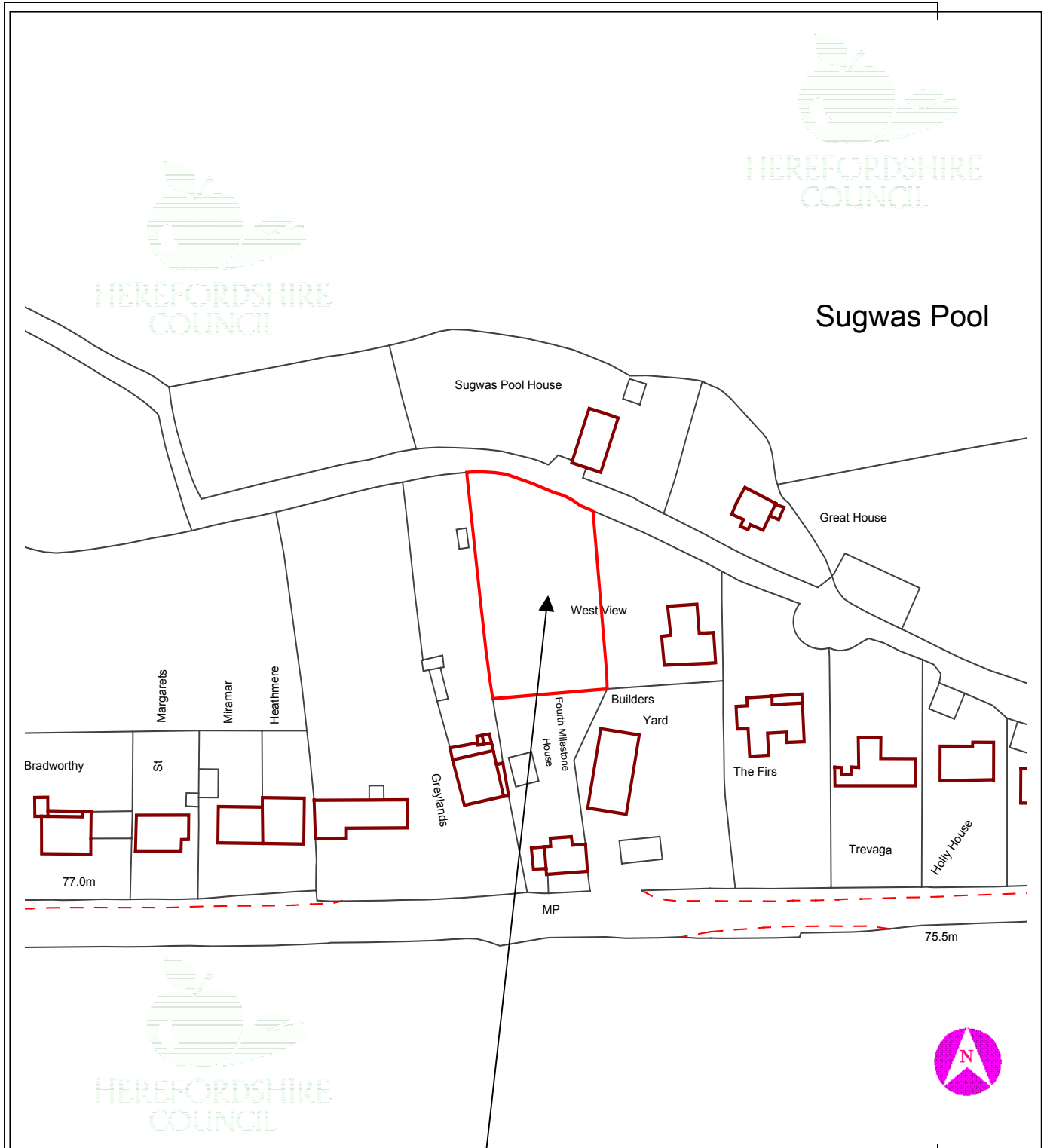
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2005/2176/O

SCALE : 1 : 1250

SITE ADDRESS : Land Adjacent to Fourth Milestone House, Swainshill, Hereford, HR4 7QE

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