

5 DCCE2005/2426/F - PROPOSED NEW DWELLING WITH GARAGE AT NEW RENTS, LUGWARDINE, HEREFORD, HEREFORDSHIRE, HR1 4AE**For: Mr. & Mrs. Patterson per RRA Architects, Packers House, 25 West Street, Hereford, HR4 0BX****Date Received: 11th August, 2005 Ward: Hagley Grid Ref: 54985, 41084****Expiry Date: 6th October, 2005**

Local Member: Councillor R.M. Wilson

Introduction

Members will recall that the determination of this application was deferred at the Central Area Planning Sub-Committee meeting of 21st September, 2005 in order for a site visit to be held. The site visit took place on the 4th October, 2005.

1. Site Description and Proposal

- 1.1 The application seeks permission for the erection of a detached dwelling adjacent to the stable building found to the rear of New Rents, Lugwardine. This proposal seeks consent for a two storey dormer style dwelling house located in the rear corner of the existing garden area. The application also involves an attached double garage which is to be linked to the detached garage associated with the new dwelling approved adjacent to New Rents (DCCE2004/3595/F). New Rents is a detached two storey dwellinghouse with two unimplemented extant permissions (DCCE2004/3595/F and DCCE2004/3601/F) allowing for the erection a new dwelling adjacent to New Rents, as well as, the conversion of the stable building to a dwelling. The application site is the last piece of this wider site. The current site is within both the settlement boundary and the Conservation Area of Lugwardine.
- 1.2 The site is between St Peter's Close and Traherne Close, to the west of St Peter's Church, on the northern side of the roadway. The existing site is served by an access point to the west, adjacent to the property. There is a paddock area to the rear of the site. The settlement boundary of Lugwardine runs to the rear of the application site.
- 1.3 A previous application (DCCE2005/1437/F) was submitted for the development of this area of the New Rents site. This was the same in design and scale as the approved new dwelling to be located to the front of the site. This application was withdrawn after Officer concern was expressed over the design and scale of the proposal. This application is intended to reflect the character of the area to the rear of the site, particularly the barn and the single storey properties to the east.

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

- PPG1 - General Policy and Principles
- PPG3 - Housing

- PPG15 - Planning and the Historic Environment
- 2.2 Hereford & Worcester County Structure Plan:
- CTC13 - Building of special architectural interest
CTC15 - Preservation, enhancement and extension of conservation areas
- 2.3 South Herefordshire District Local Plan:
- GD1 - General development criteria
C23 - New development affecting conservation areas
SH6 - Housing development in larger settlements
SH8 - New housing development in larger villages
SH14 - Siting and design of buildings
T3 - Highway safety requirements
T4 - Highway and car parking requirements
- 2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft):
- S1 - Sustainable development
S2 - Development requirements
S6 - Transport
DR1 - Design
T11 - Parking provision
H4 - Main villages: settlement boundaries
H13 - Sustainable residential design
H15 - Density
H16 - Car parking

3. Planning History

- 3.1 DCCE2005/1437/F - Proposed new dwelling with detached garage. Withdrawn 18th July, 2005.
- 3.2 DCCE2004/3601/F - Conversion of outbuilding to form detached dwelling. Approved 12th January, 2005.
- 3.3 DCCE2004/3595/F - Proposed dwelling with garage. Approved 12th January, 2005.
- 3.4 SH980029/LE - Site clearance of barn. Conservation Area Consent 27th February, 1998.
- 3.5 SH94440PF - Restoration of outbuilding to form dwelling. Undecided 10th May, 1995.
- 3.6 SH930922PF - Replacement boundary wall. Approved 10th September, 1993.
- 3.7 SH930564PF - Replacement boundary wall. Approved 30th June, 1993.
- 3.8 SH910084/DX - Remove two trees. No objection, 26th February, 1991.

4. Consultation Summary

Statutory Consultations

4.1 The Water Authority raised no objection, subject to conditions.

Internal Council Advice

4.2 The Traffic Manager raised no objections subject to conditions.

4.3 The Conservation Manager raised no objection.

4.4 Public Rights of Way Manager raised no objections.

5. Representations

5.1 Lugwardine Parish Council objected to this application on the following grounds:

- The proposed house is out of proportion to the size of the plot;
- It is situated right on the boundary;
- The upstairs openings will result in a loss of privacy to St Peter's Close;
- This application is creeping development.

5.2 Three letters of objection have been received in relation to this application. The comments made can be summarised as follows:

- Loss of privacy;
- Inappropriate design;
- Incongruous within the locality;
- A previous application for two bungalows (DCCE2002/1730/F) was refused due to the impact upon the Conservation Area;
- Undesirable site layout;
- Concern over opening up of the paddock to the rear for future development.

For clarification purposes it is confirmed that application DCCE2002/1730/F sought permission for two bungalows on a site north of St Peter's Close. This application was refused as this site fell outside of the settlement boundary of Lugwardine, as well as for its unacceptable impact upon the open countryside and Conservation Area.

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

Principle

6.1 The site is located inside the Lugwardine Settlement Boundary and as such the development is, in principle, in accordance with planning policy. The key issues in this application therefore relate to the details of the scheme.

Design and Siting

6.2 The design of this proposal has been informed by Conservation Manager and Planning Officer advice. The previous application on this site (DCCE2005/1437/F) was considered excessive in scale and inappropriate in design for this rear site. This application now seeks permission for a property intended to reflect the more modest stable building currently found to the rear, as well as recognise the character and

appearance of the residential development to the east (St Peter's Close). The proposal is a two storey dormer style development but effort has been made to keep the ridge height as low as practicable. The result is a property with a ridge height only 1.5 metres higher than that of the single storey stable adjacent. The site levels will also ensure that this property is of an appropriate scale having regard to the single storey properties to the east. The design is considered effective in this location, working well with the stable building and garaging associated with the new dwelling at the front of the site to form a courtyard area. Consequently the design and scale of this proposal is considered acceptable.

Residential Amenities

- 6.3 The proposal has recognised the proximity of this development to the residential development to the east and has been designed with no first floor habitable opening in the east facing elevation. Furthermore, the closest dormer window opening in the rear elevation is an obscure glazed bathroom window, minimising the potential overlooking to the northeast. The levels on site are such that ground floor openings in the east facing elevation are not considered problematic and this, together with the scale of the proposal, ensure that there is no unacceptable overbearing impact or loss of privacy associated with this development. It is considered that there are no unacceptable impacts within the site. Appropriate conditions will ensure the continuing privacy of the neighbouring properties.

Conservation Area and Visual Amenity

- 6.4 The proposed dwelling has been designed and sited so as to integrate into the site effectively and does not represent an incongruous feature in the area. The formation of a courtyard concept with the New Rents site is considered effective. It is therefore considered that the proposal preserves the character and appearance of the Conservation Area and that no harm will be caused to the visual amenities of the locality.

Access

- 6.5 The access proposals are in accordance with the previously approved schemes on site and remain acceptable.

Other Issues

- 6.6 Concern has been expressed over the potential for this development to open up the way for the wider development of the paddock area to the rear. This land falls outside of the Lugwardine Settlement Boundary and as such any proposal relating to it would be assessed on the basis of it being in the open countryside adjacent to a settlement, with the strict policy implications associated with this. An access drive is included within the site layout to ensure that the paddock can be accessed.
- 6.7 The proposed conditions reflect those imposed on the extent permissions on site to ensure effective control over development of the whole site.

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. 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.

4. C05 (Details of external joinery finishes)

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

5. E17 (No windows in side elevation of extension)

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

6. E19 (Obscure glazing to windows)

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

7. G01 (Details of boundary treatments)

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

8. G04 (Landscaping scheme (general))

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

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

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

10. G17 (Protection of trees in a Conservation Area)

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

11. H03 (Visibility splays)

Reason: In the interests of highway safety.

12. H05 (Access gates)

Reason: In the interests of highway safety.

13. H08 (Access closure)

Reason: To ensure the safe and free flow of traffic using the adjoining County highway.

14. H09 (Driveway gradient)

Reason: In the interests of highway safety.

15. 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.

16. W01 (Foul/surface water drainage)

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

17. 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.

18. 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. N03 - Adjoining property rights

2. HN01 - Mud on highway

3. HN02 - Public rights of way affected

4. HN05 - Works within the highway

5. HN10 - No drainage to discharge to highway

6. The site lies adjacent to a public footpath (LU9) which runs along the eastern boundary. This right of way should remain at its historic width and suffer no encroachment or obstruction during or the time of completion. The right of way should remain open at all times throughout the development. If development works are perceived to be likely to endanger members of the public then a temporary closure order should be applied for, 6 weeks in advance of work starting.

7. N16 - Welsh Water Informative

8. N15 - Reason(s) for the Grant of PP/LBC/CAC

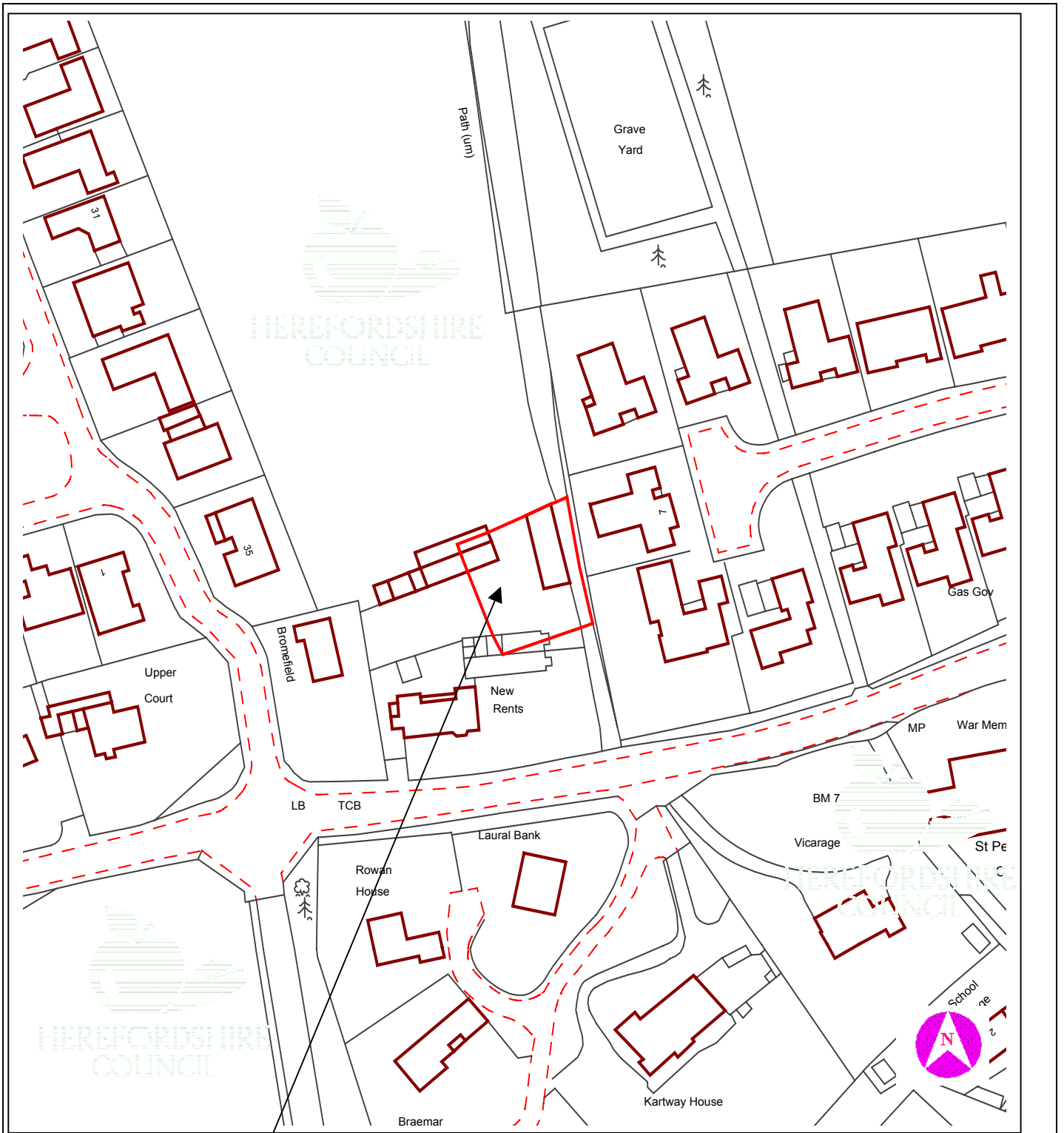
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2005/2426/F

SCALE : 1 : 1250

SITE ADDRESS : New Rents, Lugwardine, Hereford, Herefordshire, HR1 4AE

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