

## **14 DCCW2005/2681/O - SITE FOR NEW BUNGALOW AT SITE ADJACENT TO ORCHARD LEA, CREDENHILL, HEREFORD, HR4 7EH**

**For: Mr. & Mrs. K. Havard per Mr. M. Keyse, Sawpits, Great Doward, Symonds Yat, Ross-on-Wye, HR9 6BP**

**Date Received: 15th August, 2005**

**Ward: Credenhill**

**Grid Ref: 44768, 43070**

**Expiry Date: 10th October, 2005**

Local Member: Councillor R.I. Matthews

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

- 1.1 Orchard Lea is located on the south side of Mill Lane, Credenhill between Greenways and No. 1 Mill Close. The proposal in outline form, is to construct a bungalow in the rear garden with access running along the north western boundary. The access will be improved with a splay created to the south eastern side to match the existing splay on the opposite side of the driveway.
- 1.2 The land is presently laid to grass and forms the extended garden of Orchard Lea.
- 1.3 Publicity was undertaken in the form of letters to adjoining neighbours together with a site notice posted at the front of the site.

### **2. Policies**

#### **2.1 National:**

- |      |   |                                    |
|------|---|------------------------------------|
| PPS1 | - | Delivering Sustainable Development |
| PPG3 | - | Housing                            |

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

- |             |   |                          |
|-------------|---|--------------------------|
| Policy H18  | - | Housing in Rural Areas   |
| Policy CTC9 | - | Development Requirements |

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

- |             |   |   |
|-------------|---|---|
| Policy SH6  | - | Housing Development in Larger Villages              |
| Policy SH8  | - | New Housing Development Criteria in Larger Villages |
| Policy SH14 | - | Siting and Design of Buildings                      |
| Policy SH15 | - | Criteria for New Housing Schemes                    |

#### **2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft):**

- |            |   |                          |
|------------|---|--------------------------|
| Policy S1  | - | Sustainable Development  |
| Policy S2  | - | Development Requirements |
| Policy S3  | - | Housing                  |
| Policy DR1 | - | Design                   |

Policy H4	-	Main Villages – Settlement Boundaries
Policy H13	-	Sustainable Residential Design
Policy H15	-	Density
Policy H12	-	Parking Provision

### 3. Planning History

- 3.1 SH930834/PF Loft conversion, new detached garage and alterations to existing garage. Approved 11th August 1993.
- 3.2 CW2000/3072/F New conservatory and utility room (the conservatory has already been erected). Approved 4th January 2001.
- 3.3 DCCW2005/1884/O Site for a new bungalow. Withdrawn 15th August 2005.

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 None.

#### Internal Council Advice

- 4.2 Traffic Manager has no objection.

### 5. Representations

- 5.1 Credenhill Parish Council: raise no objections.
- 5.2 Three letters of objection have been received from Mr. L. Dodd, 3 Mill Close, Credenhill; Sheila McCulloch, 4 Mill Close, Credenhill and Mr. D. Cardey, 2 Mill Close, Credenhill.

The main points raised are:-

- The access road will run along the boundary with Mill Close and some of the dwellings in Mill Close are close to the boundary, therefore disturbance to residents will occur especially No. 4 where a granny annexe patio door are within 1.5 metres of the boundary.
- The area has already experienced considerable building work with several extensions and this would cause more disruption, dust, dirt and general hassle.
- If permission is granted a double thickness brick boundary wall allows the driveway needs to be constructed. Also the surface needs to be of a type to reduce noise not gravel.
- Privacy and amenity of residents of Mill Close needs to be protected as at present they only have the garden of Orchard Lea.

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 main issues in the consideration of this application relate to the principle of residential use in this part of Credenhill, the vehicular access and impact on adjoining residents.
- 6.2 With regards to the principle of residential use in the location, as the site is clearly located within the defined settlement boundary of the village and in accordance with Policy SH8, the principle of residential development is considered acceptable subject to site specific constraints.
- 6.3 Regarding the vehicular access, the outline plan provides for a 3 metre wide area within which the driveway could be constructed but this could be extended as the applicants owns all of the land along the south eastern boundary. This would then enable suitable boundary treatment to be provided which would protect the amenity of the residents of 1-4 Mill Close. In addition a condition requiring the driveway to have a sealed surface, tarmacadam or similar will be recommended. This, it is considered would overcome the concerns raised by local residents.
- 6.4 The access with Mill Lane will also be improved with a splay across the front of Orchard Lea being provided. The Traffic Manager raises no objection to the access improvements as proposed.
- 6.5 The site itself is well screened from adjoining property and its development would not impact upon the amenity of adjoining residents subject to conditions relating to retaining the single storey scale and ensuring no alterations to the roof.
- 6.6 In conclusion, it is considered that the main area of concern is the access to this plot of land. However this issue together with the other concerns expressed by local residents can be overcome by attaching appropriate conditions.

## **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. The development shall be single storey only and no dormer windows, roof lights or other similar structures shall be constructed within the roof space.

**Reason: In order to protect the amenities of nearby residents.**

- 6. F16 (Restriction of hours during construction).

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

- 7. F17 (Scheme of foul drainage disposal).

**Reason: In order to ensure that satisfactory drainage arrangements are provided.**

- 8. The boundary treatment of the driveway and properties on Mill Close shall be submitted for approval in writing of the local planning authority prior to works commencing on site and shall form a fixed treatment of wall/fence together with soft landscaping. The boundary treatment shall be constructed prior to occupation and maintained in accordance with the approved details.

**Reason: In order to protect the amenities of nearby residents.**

- 9. The surface treatment of the driveway shall be a sealed surface, tarmacadam or similar to the approval in writing of the local planning authority and maintained in accordance with the approved details.

**Reason: In order to protect the amenities of nearby residents.**

- 10. 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.**

**Informative:**

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

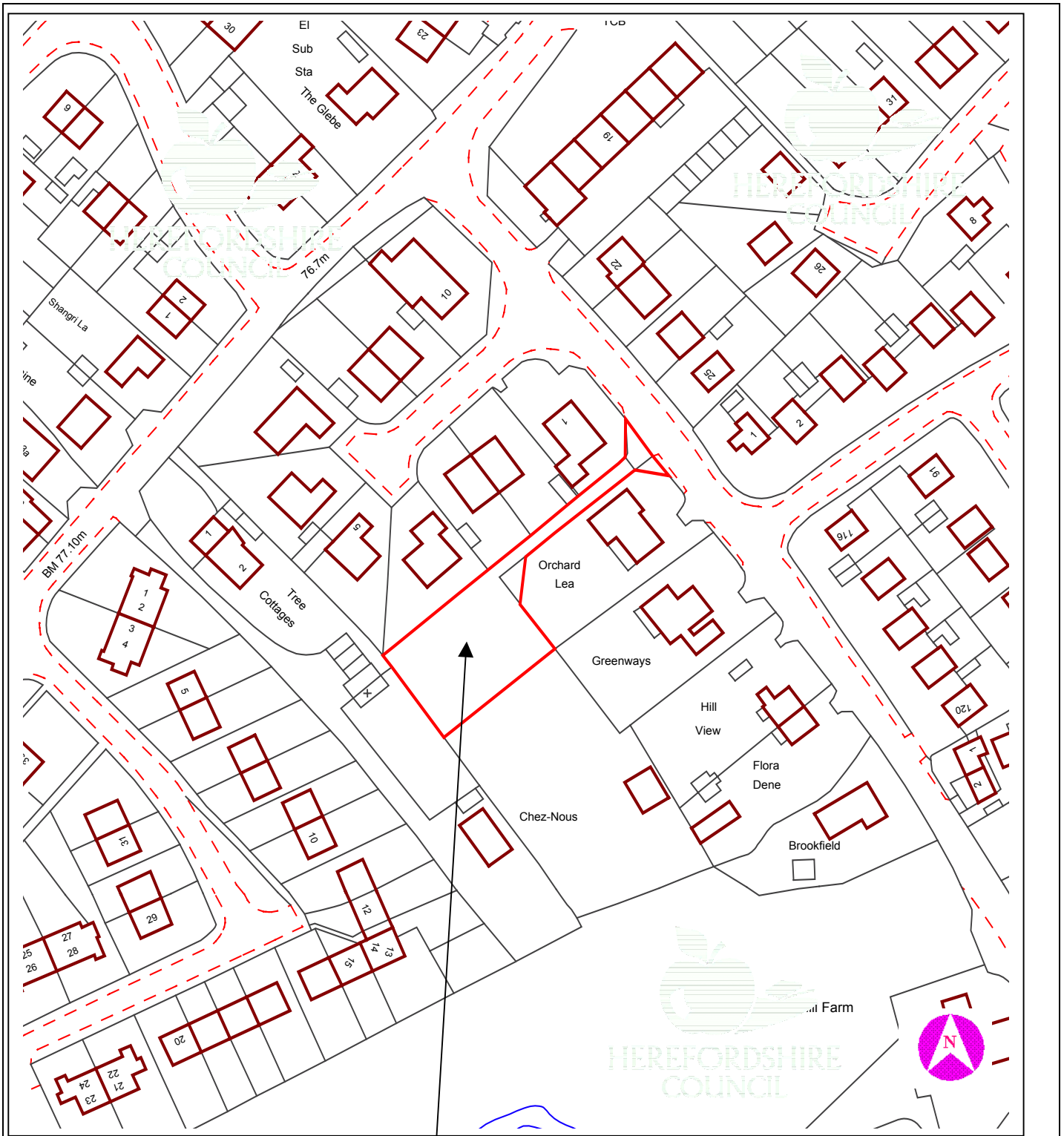
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCW2005/2681/O

**SCALE :** 1 : 1250

**SITE ADDRESS :** Site Adjacent to Orchard Lea, Credenhill, Hereford, HR4 7EH

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