

7 DCSE2005/2648/F - ERECTION OF ONE DWELLING, LAND ADJOINING MONK WALK COTTAGE, MUCH MARCLE, LEDBURY, HEREFORDSHIRE, HR8 2LY.

For: Mr. & Mrs. Cooke per Paul Smith Associates, 19 St Martins Street, Hereford, HR2 7RD

Date Received: 8th August, 2005 Ward: Old Gore

Grid Ref: 65776, 33177

Expiry Date: 3rd October, 2005

Local Member: Councillor J.W. Edwards

1. Site Description and Proposal

- 1.1 This site located within the village settlement boundary of Much Marcle forms part of the large garden area of a dwellinghouse and also a very small section of the long orchard in front of the dwellinghouse. There is a field to the rear and a small paddock/orchard immediately to the north. There is an existing hedgerow on the north and eastern boundaries with a post and wire fence along the western boundary.
- 1.2 The proposal is to erect a two-storey dwelling with a parking area at the front, i.e. in front of the existing hedgerow which is to be retained. Two trees in the centre of the site are to be removed. Vehicular access will be via a new re-routed driveway, previously approved in recent applications, to serve the existing dwelling. The new house will be externally clad in plain tiles and facing bricks to be agreed.

2. Policies

2.1 Planning Policy Guidance

PPS.1	-	Delivering Sustainable Development
PPG.3	-	Housing
PPS.7	-	Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan

Policy H.16A	-	Development Criteria
Policy H.18	-	Residential Development in Rural Settlements
Policy CTC.9	-	Development Criteria
Policy CTC.15	-	Preservation, Enhancement and Extension of Conservation Areas

2.3 Malvern Hills District Local Plan

Housing Policy 3	Settlement Boundaries
Housing Policy 17	Residential Standards
Conservation Policy 2	New Development in Conservation Areas
Conservation Policy 11	The Setting of Listed Buildings
Landscape Policy 8	Landscape Standards

2.4 Unitary Development Plan (Revised Deposit Draft)

Policy S.2	-	Development Requirements
Policy S.3	-	Housing
Policy DR.1	-	Design
Policy H.6	-	Housing in Smaller Settlements
Policy HBA.6	-	New Development within Conservation Areas
Policy CF.2	-	Foul Drainage

2.5 Much Marcle Parish Design Statement**3. Planning History**

3.1 None on site. However there have been two recent planning permissions on the paddock/orchard in front of the site and one in the garden of the applicant's house, i.e. on the southern side of house:

DCSE2003/3290/F	Erection of one dwelling	-	Planning Permission 18.02.04
DCSE2003/3347/F	Erection of 4 dwellings and relocation of vehicular access	-	Planning Permission 18.02.04
DCSE2004/1990/O	Site for erection of one bungalow	-	Outline Planning Permission 16.03.05

4. Consultation SummaryStatutory Consultations

4.1 Severn Trent Water Ltd has no objection subject to the inclusion of a condition regarding surface water and foul sewage disposal.

Internal Council Advice

4.2 The Traffic Manager recommends that any permission includes a condition relating to parking provision.

4.3 The Conservation Manager has no objections to the revised drawings from an architectural point of view. He also has no objections to the trees being removed as they are of no significance. In addition, he considers that as the site is within the medieval core of the village a condition should be imposed on any planning permission granted requiring an archaeological watching brief during development.

5. Representations

5.1 The applicants agent observes:

"The site lies within the settlement boundary of Much Marcle where new dwellings are acceptable. Planning permission has been granted last year for five dwellings in applicant's garden and orchard. This current application site is the last undeveloped plot of land on the applicant's property.

The proposed dwelling will be masked by the approved dwellings fronting the village street and its siting and design would complement these dwellings. The proposed dwelling would not harm the Conservation Area and the whole housing scheme would achieve a higher density in accordance with PPG.3 'Housing'.

Following discussions with the Council's Conservation Officer the proposed dwelling has been reduced in height and repositioned further away from the existing cottage. This will reduce the visual impact of the proposed dwelling upon the Conservation Area and neighbouring property."

5.2 The Parish Council observe:

"Much Marcle Parish Council have 3 objections to this application and 4 with no objections, but all believe it is against the Village Design Statement. Double Density, etc. This is also what the village was afraid would happen on this plot of land. Is there any point in objecting in view of the last application going through?"

The Parish Council have been re-consulted on the revised drawings and their comments are awaited.

5.3 Three letters of objection have been received from:

Ms. E. Wood, Greenway Cottage, Much Marcle, Ledbury, HR8 2LY
Mr. G. Mason, Toll House Cottage, Much Marcle
Mr. & Mrs. R. J. Howes, The Forge, Much Marcle, Ledbury, HR8 2LY

The main points being:

- together with the existing dwelling the proposal will result in eight dwellings on this property, i.e. garden and orchard, which will result in the overdevelopment of the land
- the whole character of this part of the village will be altered
- local residents objected to the previous proposals for houses but were ignored by the Council
- futility of opposing scheme as the Council will again fail to protect the environment, interpret the Village Design Statement perversely and disregard problems with stormwater and drainage
- proposal contravenes the Much Marcle Parish Design Statement which states that new housing development should use a variety of sizes and forms in small groups; not in further estates
- the planning committee is obviously in pay of the government who are bent on cramming new houses into unsuitable rural environments
- can the mains sewage system cope with the increased demand generated by all the current and proposed developments taking place. Recent smells due to 'backfilling' of sewage to some properties. Severn Trent have now agreed to deal with problem
- concerns with respect to increased traffic along B4024. Current extensions to Hall and School have no additional parking provision. The extra traffic generated by the new housing development will compound existing problems
- during school hours the B4024 is an accident waiting to happen. Traffic surveys should be carried out to fully evaluate situation and the results communicated to residents before any decisions are made.

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 main issues relate to the principle of placing a new dwelling on this site, the design and size of the building and its relationship with the surrounding environment, adjacent dwellings and the traditional character of the village. The most relevant policies are H.16A, H.18 and CTC.9 in the Structure Plan, and also Housing Policies 3 and 17 and Conservation Policy 2 in the Malvern Hills District Local Plan.
- 6.2 The proposed site is within the approved settlement boundary for the 'larger village' of Much Marcle and as such the general principle of erecting a dwelling on this site is considered to be acceptable. The size and design of the dwellinghouse is also considered to be acceptable with respect to its setting within the village and its relationship with nearby dwellings. The proposed dwelling will not be in a prominent position and will in any case be largely hidden from general view by the row of five houses, recently approved but not yet built, in the orchard located between the application site and the B4024 Class II road which runs through the village.
- 6.3 The proposed dwelling is sited and designed so that it will not adversely affect the residential amenities of the occupants of any of the nearby dwellings. It will not over-dominate nor adversely overlook any of the adjacent dwellings. The proposed access and parking arrangements are also considered to be acceptable.
- 6.4 There have been objections received from local residents with respect to this development. However it is considered that the development as a whole will be in the form of a group of dwellings as opposed to a housing estate. Also the Severn Trent Water Ltd has no objection to the proposed development subject to the imposition of a condition relating to drainage disposal. With respect to the traffic, the Council's Traffic Manager does not raise any objections.
- 6.5 All the relevant observations, representations, planning policies and guidance have been fully taken into account in the evaluation of the proposed development and it is considered that the proposed development is acceptable. The letters of objection have made references to the Much Marcle Parish Design Statement. However it is considered that the proposed development is not contrary to the provisions of this document.
- 6.6 It should be noted that in the emerging Unitary Development Plan, Much Marcle is not designated as a 'main village' suitable for new residential development but is in fact designated as a 'smaller settlement' where there are greater restrictions on granting planning permission for new housing development and where such approval is far less likely. However there have been objections received to the proposed Policy H.6 for 'Housing in Smaller Settlements' in the Unitary Development Plan – Revised Deposit Draft. The Inspector's report, following the Public Inquiry into the Unitary Development Plan is awaited. Consequently, at this stage, Policy H.6 can only be given limited weight in the determination of this application.

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. A09 (Amended plans)

Reason: To ensure the development is carried out in accordance with the amended plans.

3. B01 (Samples of external materials)

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

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. F18 (Scheme of foul drainage disposal)

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

7. D03 (Site observation - archaeology)

Reason: To allow the potential archaeological interest of the site to be investigated and recorded.

8. 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(s):

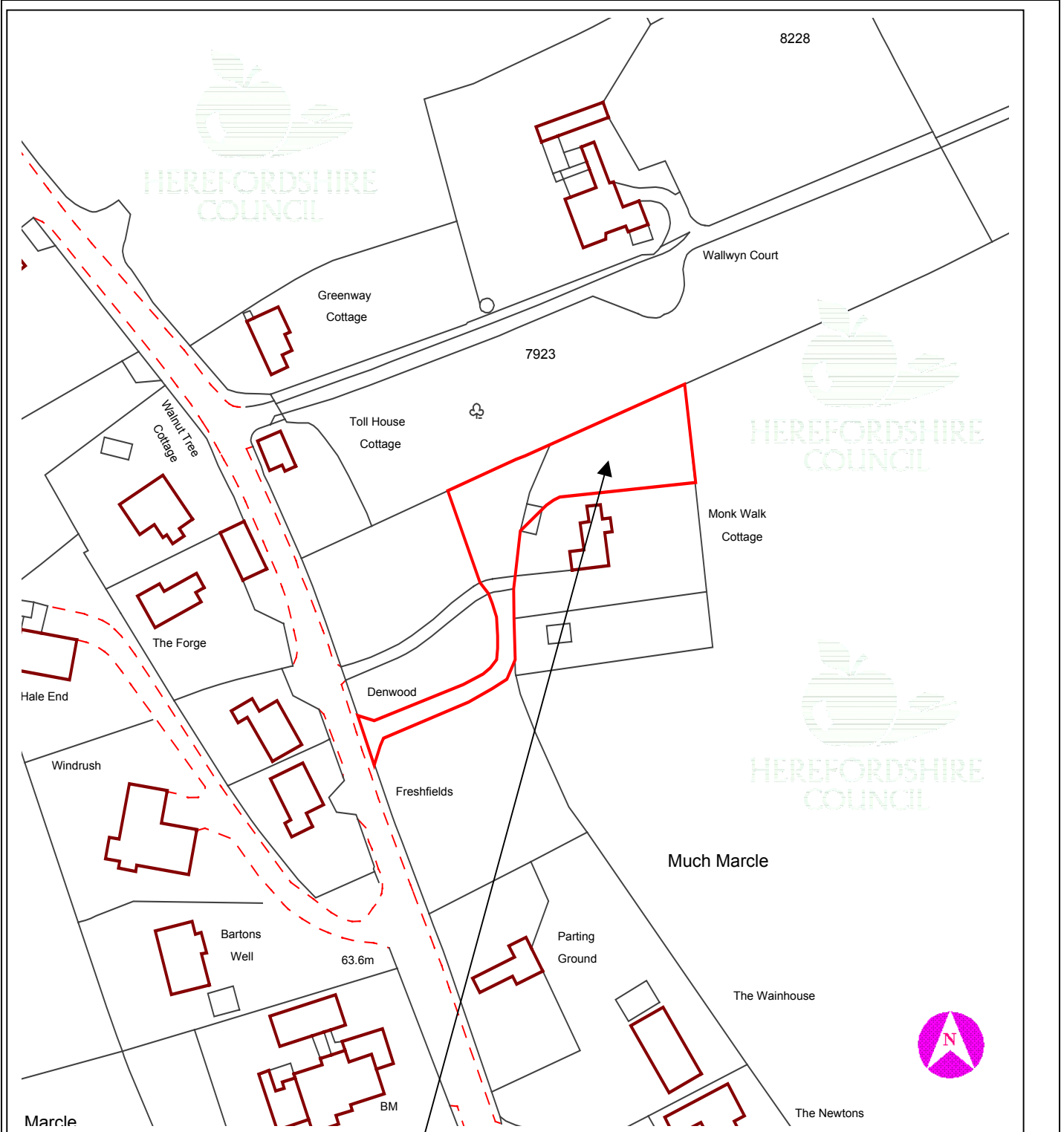
- 1. N03 - Adjoining property rights
- 2. N14 - Party Wall Act 1996
- 3. ND03 - Contact Address
- 4. N15 - Reason(s) for the Grant of Planning Permission

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2005/2648/F

SCALE : 1 : 1250

SITE ADDRESS : Land adjoining Monk Walk Cottage, Much Marcle, Ledbury, Herefordshire, HR8 2LY

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