

**13 DCCE2005/3180/F - PROPOSED NEW DWELLING  
ROWBERRY, LUGWARDINE, HEREFORD,  
HEREFORDSHIRE, HR1 4DS****For: Mr. & Mrs. T. Smith, per Mr. J.E. Smith, Parkwest,  
Longworth, Lugwardine, Hereford, HR1 4DF****Date Received: 4th October 2005****Ward: Hagley****Grid Ref: 55199, 41084****Expiry Date: 29th November, 2005**

Local Member: Councillor R.M. Wilson

**1. Site Description and Proposal**

- 1.1 This application seeks permission for the erection of a dwelling on land adjacent to Rowberry, Lugwardine. The application site is located within the settlement boundary of Lugwardine and is adjacent to a designated Conservation Area. Lugwardine is designated as a 'Larger Village' in the adopted South Herefordshire District Local Plan, and as a 'Main Village' in the emerging Herefordshire Unitary Development Plan (Revised Deposit Draft). The site is also adjacent to a Listed Building to the west (Porch House).
- 1.2 This proposal involves the erection of a dwelling on land between Porch House and Rowberry. The land is currently associated with Rowberry, a single storey dwelling house. The dwelling would be a two storey dormer bungalow dwelling of modern character and design.

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

- PPS1 - Delivering sustainable development
- PPG3 - Housing
- PPG15 - Planning and the historic environment

**2.2 South Herefordshire District Local Plan:**

- GD1 - General development criteria
- C2 - Settlement boundaries
- C20 - Protection of historic heritage
- C22 - Maintain character of conservation areas
- C23 - New development affecting conservation areas
- C29 - Setting of a listed building
- C45 - Drainage
- SH6 - Housing development in larger villages
- SH14 - Siting and design of buildings
- T3 - Highway safety requirements
- T4 - Highway and car parking standards

### 2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

S1	-	Sustainable development
S2	-	Development requirements
S7	-	Natural and historic heritage
DR1	-	Design
DR2	-	Land use and activity
DR4	-	Environment
DR6	-	Water resources
H4	-	Main villages: settlement boundaries
H5	-	Main villages: housing land allocations
H16	-	Car parking
T11	-	Parking provision
HBA4	-	Settling of listed Buildings
HBA6	-	New development within conservation areas

### 3. Planning History

3.1 None identified.

### 4. Consultation Summary

#### Statutory Consultations

4.1 Welsh Water: Object unless a Grampian condition is attached to prevent the occupation of the dwelling prior to the completion of improvement works.

#### Internal Council Advice

4.2 Conservation Manager: No objection.

4.3 Traffic Manager: No objection subject to revision of access arrangements.

### 5. Representations

5.1 Lugwardine Parish Council: No objection but some concerns over the drainage and access arrangements.

5.2 Local Residents: Three letters of objection have been received raising the following points:

- Excessive height of proposal;
- Proximity to boundary with Porch House;
- Inappropriate design and scale of development;
- Adverse impact upon character and appearance of the locality;
- Loss of light to garden area;
- Drainage concerns;
- Loss of privacy;
- Levels of site may be unacceptable;
- Submitted site plans do not reflect current site layout.

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

6.1 It is considered that the following matters represent the salient areas for consideration in relation to this application:

- Principle of development;
- Design and scale;
- Visual amenities, Listed building impact, and Conservation Area issues;
- Residential amenities
- Highway issues;
- Drainage.

### Principle of Development

6.2 From a planning policy perspective this application seeks permission for a residential development within the settlement boundary of Lugwardine. To this end the proposal is considered acceptable in principle in the context of both the adopted and emerging local development plans.

### Design and Scale

6.3 The proposed property is a dormer bungalow with a rendered finish. The design concept is relatively conservative but the use of glazing in the south and east facing elevations give a modern feel and enhances the architectural interest of the property. The scale is considered appropriate having regard to the role of this property as a link between the more substantial Porch House, and the single storey Rowberry to the east. The design is considered to be of the standard necessary for a sensitive area such as this. The design and scale are considered acceptable.

### Visual Amenities, Listed Building Impact and Conservation Area Issues

6.4 Porch House is a two storey dwelling dated from the early 19<sup>th</sup> Century. It is a Grade II Listed Building located to the west of the application site on the junction with Lumber Lane. Immediately to the east of the application site is Rowberry itself, a single dwelling dated from the mid to late 20<sup>th</sup> Century. The locality contains a mix of property types with a barn conversion found to the rear and a mixture of single and two storey properties of varying ages opposite and to the east. In this varied context it is considered that the proposed design concept is acceptable and will maintain the visual amenities of the locality.

6.5 Turning to the Conservation Area and Listed Building issues, it is considered that, having regard to the siting and design of this proposal, the character and appearance of the adjacent Conservation Area will be preserved through this development. Furthermore, the setting of Porch House will not be compromised. The proposal is therefore considered acceptable in relation to visual amenities and impact upon the adjacent Conservation Area and Listed Building.

### Residential Amenities

6.6 This proposal has ground floor habitable opening only in the east and west facing elevations. A large area of glazing is found in the east facing roof slope but this is above the dining and kitchen areas on the ground floor which are open from the ground floor up to the roof. The rooflights in east of the east and west facing

elevations serve a bathroom and gallery area and will be conditioned with obscure glazing. A further rooflight in the west facing elevation serves the ground floor kitchen and dining room area. The principle habitable openings in the first floor therefore face north and south. In these directions only the barn conversion to the north is of concern. Though it is notable that this conversion has two openings at ground floor level facing the proposed development, it is also the case that the application site is currently land associated with Rowberry. The aspect currently enjoyed from these windows could therefore be compromised without a planning application for a development such as this. Notwithstanding this, these windows are obscure glazed bathroom windows and as such the protection afforded to them limited. It is therefore considered that this proposal will not impact unacceptably upon the residential amenities of the locality.

- 6.7 The siting of this proposal in relation to the western boundary, and the associated overbearing impact and light loss resulting from this development, is wholly within acceptable limits

#### Highway Issues

- 6.8 It was originally proposed to create a new access directly off the A438, however, the required visibility splays could not be secured and as such a revised proposal, based upon the advise of the Traffic Manager, was put forward utilising the existing access serving Rowberry. Unfortunately, the plan as submitted proposes to access the side of the splay area serving Rowberry. This is not considered acceptable in this instance but a revision to allow the access drive to connect to the rear of the splay is currently being proposed. On the acceptable basis of this, the proposed access and driveway arrangements are considered in relation to highway safety issues.

#### Drainage

- 6.9 Welsh Water have advised that the capacity of the existing drainage system in this area is limited. On the basis of this Welsh Water objected to the application unless a 'Grampian' style condition is attached to prevent to the occupancy of this new dwelling prior to the completion of the improvement works. The Agent has, however, advised that a non-mains sewerage system is available on site, previously being utilised by Rowberry until this property was connected to the mains. The acceptability or otherwise of the alternative of a none mains system is therefore being evaluated.

#### Other Issues

- 6.10 Correspondence from a local resident has been received identifying the fact that the fencing currently found in situ does not match the suggested boundaries but this is not of relevance to the application. Notwithstanding this, a condition relating to the erection of boundary treatment will be attached.
- 6.11 A condition will also be attached to confirm the levels on site to ensure the suitability of this proposal.

#### Conclusion

- 6.12 It is considered that this proposal represents an effective infill development of an appropriate design and scale. The impact upon residential amenities is within

acceptable limits and the drainage and highway issues associated with this application are effectively dealt with through the proposed determination outlined below.

## **RECOMMENDATION**

That, subject to the resolution of the drainage issue, and receipt of the required access revisions, the Officers named in the Scheme of Delegation to Officers be authorised to approve the application subject to the following conditions and any further conditions considered necessary by Officers:

**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 B03 (Matching external materials (general))**

**Reason: To ensure the satisfactory appearance of the development.**

**3 E16 (Removal of permitted development rights)**

**Reason: In the interests of the residential amenities of the locality.**

**4 E18 (No new windows in specified elevation)**

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

**5 E19 (Obscure glazing to windows)**

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

**6 W01 (Foul/surface water drainage)**

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

**7 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.**

**8 W03 (No drainage run-off to public system)**

**Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.**

**9 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.**

**10 G01 (Details of boundary treatments)**

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

**Informatives:**

- 1 N01 - Access for all**
- 2 N03 - Adjoining property rights**
- 3 N15 - Reason(s) for the Grant of PP/LBC/CAC**

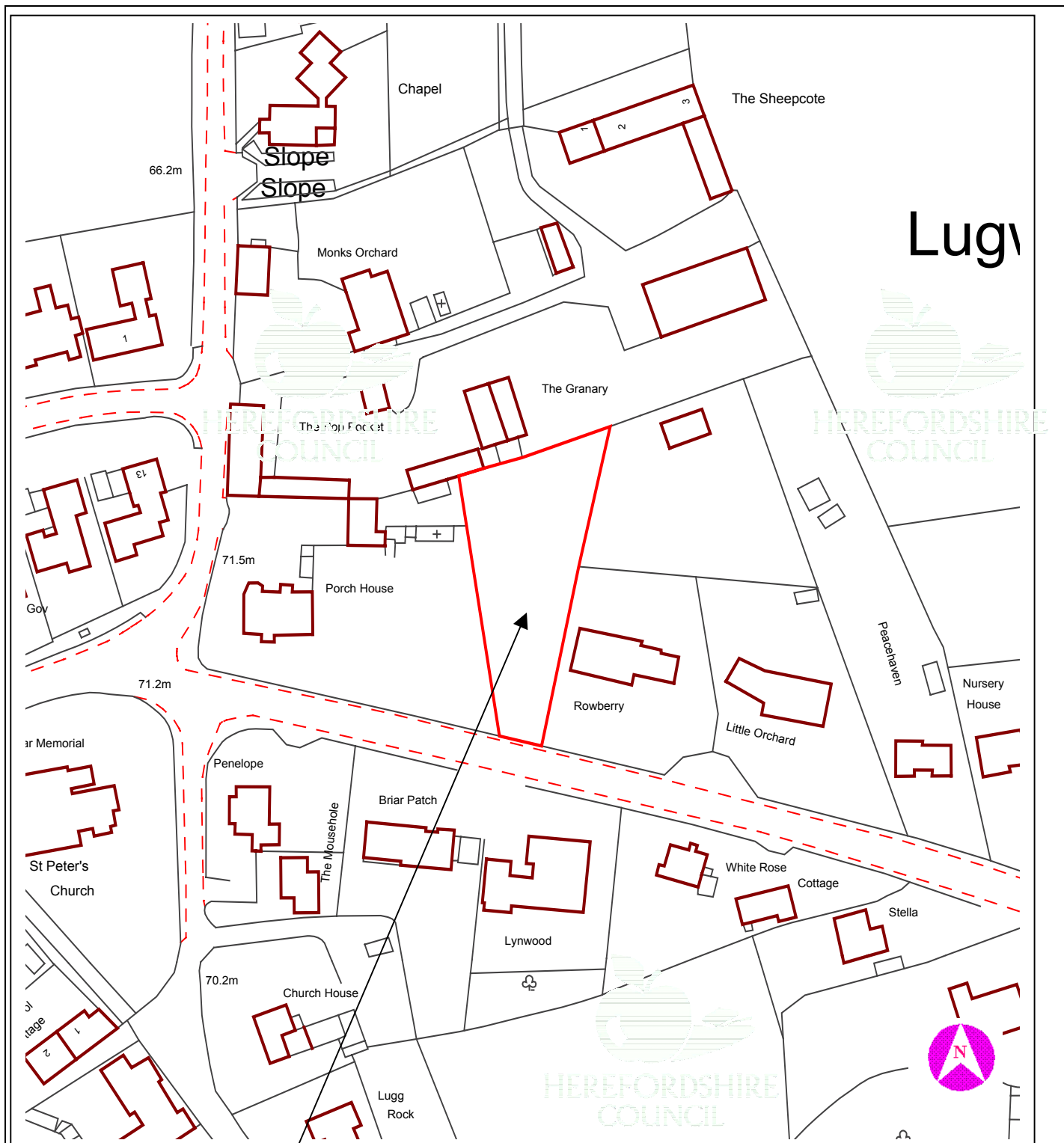
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCE2005/3180/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Rowberry, -, Lugwardine, Hereford, Herefordshire, HR1 4DS

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