

**12A DCCW2005/3474/F - TWO DETACHED BUNGALOWS
TO REPLACE EXISTING SECTIONAL BUNGALOW AT
TOWNEND, WELLINGTON, HEREFORD, HR4 8AT****12B DCCW2005/3484/C - AS ABOVE****For: Mr. D. Palmer at above address.****Date Received: 28th October, 2005 Ward: Wormsley Ridge Grid Ref: 48865, 48104****Expiry Date: 23rd December, 2005**

Local Member: Councillor J.C. Mayson

1. Site Description and Proposal

- 1.1 Townend is located on the southside of the main road leading through Wellington between properties known as Ferriby and Kerria. The site is elevated above the road and contains a small prefabricated bungalow. Substantial hedging abutts the roadside and the boundary with Ferriby. Two large trees, a beech and lime are located at the front of the site. The whole plot measures approximately 33m wide by 34m deep. The existing vehicular access is shared with Kerria.
- 1.2 The site is located within the Wellington Conservation Area and a listed building, Ashely House is sited opposite.
- 1.3 The proposal is to demolish the existing bungalow and replace with two small three-bed bungalows. One will have access off the existing drive whilst a new driveway off the main village road is proposed for the other bungalow. The bungalows are set back into the plot to protect the lime and beech tree which are both retained. External materials proposed are a red mix facing brick under an interlocking roof tile colour slate blue.

2. Policies

PPG1 – Delivering Sustainable Development
PPG3 – Housing
PPG7 – Sustainable Development in Rural Areas
PPG15 – Planning and Historic Environment

South Herefordshire District Local Plan

C2 – Settlement Boundaries
SH6 – Housing Developments in Larger Villages
SH8 – New Housing Development Criteria in Larger Villages
C22 – Maintain Character of Conservation Area
C23 – New Development Affecting Conservation Areas
C24 – Demolition in Conservation Areas
C25 – Demolition and Redevelopment
C29 – Setting of a Listed Building
GD1 – General Development Criteria

Unitary Development Plan

DR1 – Design

S1 – Sustainable Requirements

S2 – Development Requirements

S3 – Housing

H4 – Main Villages – Settlement Boundaries

HBA4 – Setting of Listed Buildings

HBA6 – New Development Within Conservation Areas

HBA7 – Demolition of Unlisted Building in Conservation Areas

3. Planning History

CW04/1834/C - Demolition of prefab bungalow - Refused 28th July, 2004.

CW04/1833/F - Demolition of prefab bungalow and erection of 2 dormer bungalows - Refused 28th July, 2004.

CW05/0562/C - Demolition of existing prefab bungalow and erection of two bungalows - Withdrawn 18th July, 2005.

CW05/1203/C - Demolition of existing prefab bungalow and erection of two bungalows - Withdrawn 18th July, 2005.

4. Consultation Summary

Statutory Consultations

4.1 Transportation Manager recommends conditions.

4.2 Conservation Manager confirms that the proposal is tolerable.

5. Representations

5.1 Wellington Parish Council raise no objections.

6. Officers Appraisal

6.1 The site is located within the Settlement Boundary for Wellington as identified in both the South Hereford District Local Plan and Unitary Development Plan. Therefore provided the proposal does not impact detrimentally on the character of the area, neighbours and highway safety, the proposal would be acceptable. In this respect the site is contained within the Conservation Area and the Conservation Manager has confirmed that the proposal is tolerable. In addition the existing trees at the front of the site are also retained.

6.2 Neighbours have been protected by siting the bungalows away from the boundaries and with no windows in the end gables. The Traffic Manager is satisfied with the access proposals. Therefore the proposal is considered to be acceptable and complies with the development plan.

RECOMMENDATION

CW2005/3474/F

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. A06 (Development in accordance with approved plans)

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3. B01 (Samples of external materials)

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

4. E16 (Removal of permitted development rights)

Reason: In order to protect the residential amenity of adjoining dwellings.

5. E18 (No new windows in specified elevation)

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

6. F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

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. 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. G09 (Retention of trees/hedgerows)

Reason: To safeguard the amenity of the area.

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

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

12. G18 (Protection of trees)

Reason: To ensure adequate protection to existing trees which are to be retained, in the interests of the character and amenities of the area.

13. G19 (Existing trees which are to be retained)

Reason: In order to preserve the character and amenity of the area.

14. G21 (Excavations beneath tree canopy)

Reason: To prevent the unnecessary damage to or loss of trees.

15. H04 (Visibility over frontage)

Reason: In the interests of highway safety.

16. H05 (Access gates)

Reason: In the interests of highway safety.

17. H09 (Driveway gradient)

Reason: In the interests of highway safety.

18. 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.

Informatives:

1. HN01 - Mud on highway

2. HN05 - Works within the highway

3. HN10 - No drainage to discharge to highway

4. N15 - Reason(s) for the Grant of Planning Permission

CW2005/3484/C

That Conservation Area Consent be granted subject to the following conditions:

1. C01 – Time limit for commencement (Listed Building Consent)

2. C14 – Signing of contract before demolition

3. N15 - Reason(s) for the Grant of Conservation Area Consent

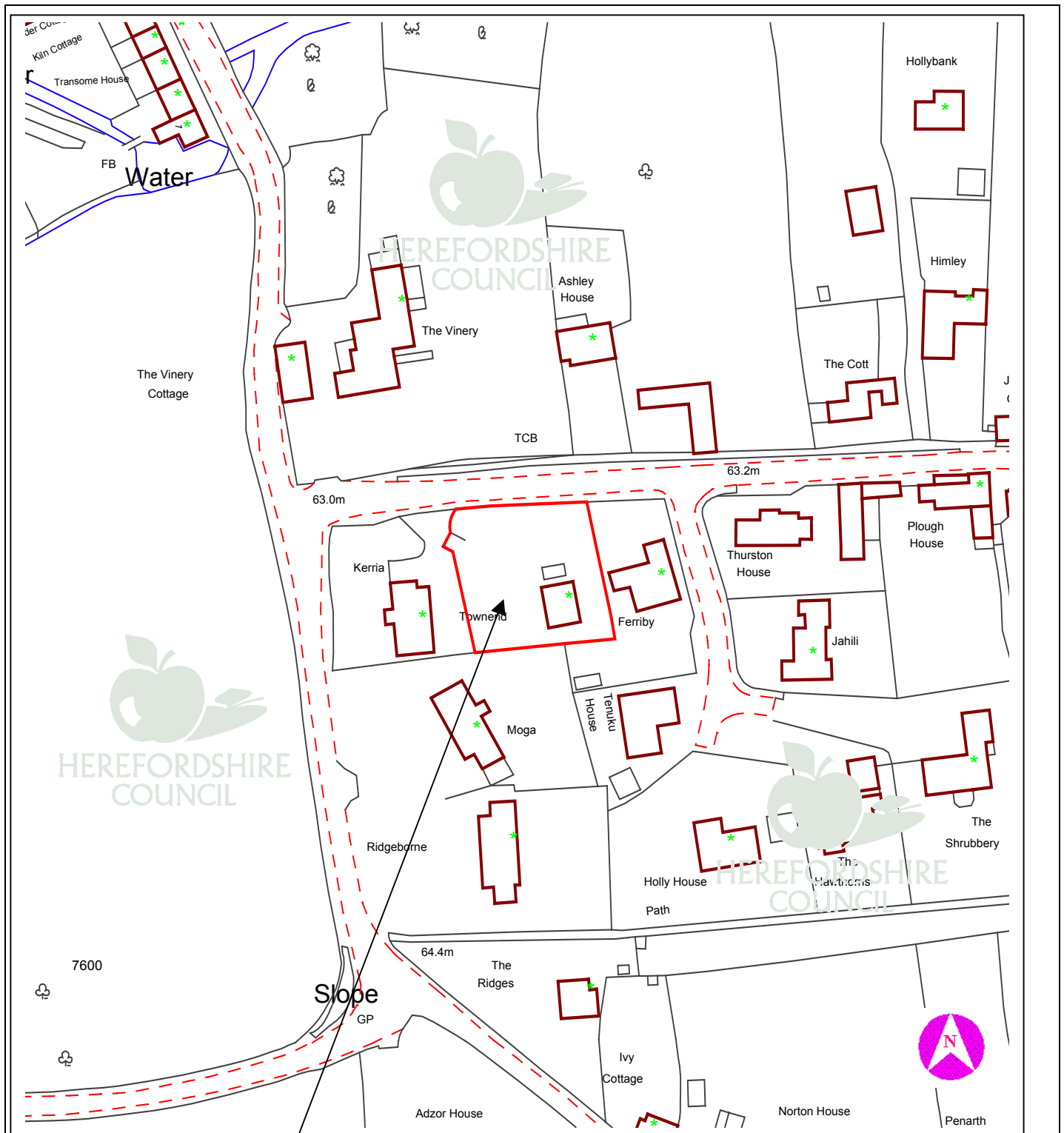
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2005/3474/F

SCALE : 1 : 1250

SITE ADDRESS : Townend, Wellington, Hereford, HR4 8AT.

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