

6 DCSE2005/3624/F - ERECTION OF TWO DWELLINGS AT LAND AT OVERROSS FARM, OVERROSS, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7GX

For: Casepress Ltd per Neil Vesma Architects Ltd, 43 Brunswick Road, Gloucester, GL1 1JS

Date Received: 10th November 2005 Ward: Ross-on-Wye East Grid Ref: 60695, 25330
Expiry Date: 5th January 2006

Local Member: Councillor Mrs. A.E. Gray and Councillor Mrs. C.J. Davis

1. Site Description and Proposal

- 1.1 The site is within the settlement of Ross-on-Wye, as defined in the South Herefordshire District Local Plan and is located off a narrow track which adjoins the B4228 Ledbury Road. The track provides rear access to a number of properties along Ledbury Road and Overross Farm and passes along the southwestern boundary of the site, with another track passing adjacent to the northwestern site boundary. The 0.1 hectare site comprises unused, vacant land, which has recently been cleared of the majority of its vegetation. There is existing residential development to three sides of the site, all which back onto the site. The site is separated from the development to the northeast by a tall brick wall.
- 1.2 Planning permission is sought for the erection of two detached, two storey dwellings each with a detached double garage. The dwellings would be of the same design, but Plot 2 would be a handed version of Plot 1. The dwellings would be of a hipped roof, mock Georgian design, with a conservatory to the rear elevation. The dwellings would be 7.3 metres to the roof ridge and would also include a chimney.

2. Policies

2.1 Hereford and Worcester County Structure Plan

Policy CTC9	-	Development Criteria
Policy H16A	-	Development Criteria
Policy H18	-	Housing in Rural Areas

2.2 South Herefordshire District Local Plan

Policy GD1	-	General Development Criteria
Policy SH5	-	Housing Land in Ross on Wye
Policy SH14	-	Siting and Design of Buildings
Policy SH15	-	Criteria for New Housing Schemes
Policy T3	-	Highway Safety Requirements
Part 3, chapter 37		
Policy 2	-	New Housing Developments
Policy 3	-	Infill Sites for Housing
Policy 4	-	Primarily Residential Areas
Policy 5	-	Housing in Built-up Areas

2.3 Herefordshire Unitary Development Plan – (Revised Deposit Draft)

Part 1

Policy S2 - Development Requirements

Policy S3 - Housing

Part 2

Policy H1 - Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas

Policy H16 - Car Parking

3. Planning History

- 3.1 SE2003/3296/O Site for five houses - Refused 22.1.2004
SE2004/0349/O Site for one dwelling - Granted 14.4.2004

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water - No objections, recommend conditions.

Internal Council Advice

- 4.2 The Traffic Manager raises no objections. Although access to the public highway is via a narrow service road, this already serves a number of surrounding dwellings. I note that outline planning permission for a single dwelling already exists at this site and the increase in traffic produced by the addition of one extra dwelling would not justify refusal on highway grounds. The proposed turning area for the garages does appear restricted and this should be considered if any re-siting of the dwellings is proposed.

5. Representations

- 4.1 Ross on Wye Town Council - comments awaited.

- 4.2 Six letters of representation have been received from Stephen Parry and Rhian Griffiths of Rossendale, Ledbury Road, Mr Jones and Mrs Notley-Jones of 6, Overross Farm, N. A Boycott and S.A Maxfield of 'Heaven Sent', 4, The Walled Garden, Tim and Gill Rigden of Croeso, The Walled Garden, Rachel and Lawrence Morgan of 1, The Walled Garden and W Morgan of Cadora Wood, Ledbury Road. The main points raised are:

- Vehicular access would be via small lane that is already used by a great number of houses. Any increase in traffic along this lane would create more danger for our children, increased noise nuisance and chaos - there are too many cars using the lane already
- The site is opposite our garden (Rossendale) and the development would destroy our privacy as the houses would directly overlook our houses and gardens.
- Until recently all you could see from our upstairs windows were woods and fields. Now all you can see are new houses to the horizon. The site is the only bit of green left.
- Would cause too much traffic for the lane and at the junction with Ledbury Road. Currently have to queue to get on and off Ledbury Road, which is dangerous.

- Development will cause more problems for the pumping station to the main sewerage system, which has maintenance problems from time to time resulting in smell problems
- It is our understanding that the site does not have a right of way down the lane. Is the lane wide enough to take lorries collecting and delivering from the site? Who will repair damages that occur to the lane and the hedgerow?
- Building on this site would invade our privacy (6 Overross Farm and Croeso)
- Proposal is too large for site, one dwelling would fit, but not two. Plot 2 would effect the sunlight to our garden ('Heaven Sent') and reduce natural light.
- Concerned at the way the developer has already cleared much of the site, which was a haven for wildlife. Remaining trees should be retained and supplemented to benefit the wildlife community and to offer privacy to new and existing households.
- The garage and house (Plot 2) would be too close to the boundary wall which is listed and we are responsible for its maintenance ('Heaven Sent' and Croeso). The development could severely undermine the foundations of the wall.
- Concerned about storm water drainage - to soakaways, as our garden is at a lower level and already severely waterlogged after period of rain ('Heaven Sent').
- 'bricked-up' style window to northeastern elevation could be opened up as a window in the future and would overlook our garden ('Heaven Sent').
- Hope consultation is not a sop to democracy, but issues will be listened to.

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 considerations in the determination of this application are the principle of development on this site, the impact on the character and appearance of the area, the affect on highway safety and the amenity of neighbouring properties.
- 6.2. The site is within the settlement of Ross-on-Wye where as set out in the Development Plan policies there is a presumption in favour of development. Moreover outline planning permission was granted last year for a dwelling on the site. As such in principle, residential development of the site is acceptable.
- 6.3 Whilst the site is currently open land it does not, in this location, contribute to the character of the area. PPG3 encourages high density development of between 30 and 50 dwellings per hectare net, particularly in sustainable locations. The erection of two dwellings and two detached garages on the site (0.1 hectares) would not appear cramped, there being a satisfactory distance separation to the boundaries and between the properties themselves. The surrounding area comprises a range of house styles and densities. There are relatively minor points relating to the porch design and access design that do cause concern and amended plans are being sought to resolve these issues. Subject to the receipt of amended plans in this regard, it is considered that the proposal would generally be in keeping with character of the area and therefore would accord with the requirements of policies SH14 and 3 and 5 of Parts 1 and 3 of the Local Plan.
- 6.4 The track currently serves a number of properties and has been considered acceptable to serve an additional dwelling. Although it is narrow the traffic increase that would be generated by the proposal would not, it is considered, result in a material change, such that would warrant refusal. The Traffic Manager does not object to the proposal.

- 6.5 It is proposed to site the dwellings so that the first floor windows would face northwest and southeast. This would prevent unacceptable loss of privacy to the properties to the northeast and south-west as the angles would be oblique and some distance away. To ensure windows are not installed in these elevations in the future it is recommended that a condition is imposed removing the normal permitted development rights. With regards the potential for overlooking of the properties to the north-west, namely those that face the Ledbury Road, the distance between these dwelling and those proposed would be some 57 metres. The distance from the front elevation of the proposed dwellings to the rear boundary of the gardens to these properties would be almost 20 metres and would be obscured to some degree by the existing garages at the end of the gardens. On this basis it is considered that the development would not adversely impinge upon the currently enjoyed residential amenities of neighbouring properties. Plot 2 would be sited to the southwest of the properties now built within the walled garden. By virtue of this, the distance separation and the height of the proposed dwelling it is considered that the proposal would not unacceptably reduce daylight or overshadow these neighbouring properties.

RECOMMENDATION

That subject to the receipt of satisfactory amended plans in respect of a) revising the porch design and b) modifying the parking/access areas the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional 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 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 E17 (No windows in side elevation of dwellings)

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

5 G01 (Details of boundary treatments)

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

6 G02 (Landscaping scheme (housing development))

Reason: To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment.

7 G03 (Landscaping scheme (housing development) - implementation)

Reason: To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment.

8 W01 (Foul/surface water drainage)

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

9 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.

10 W03 (No drainage run-off to public system)

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

11 H11 (Parking - estate development (more than one house))

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

12 H27 (Parking for site operatives)

Reason: To prevent indiscriminate parking in the interests of highway safety.

Informatives:

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

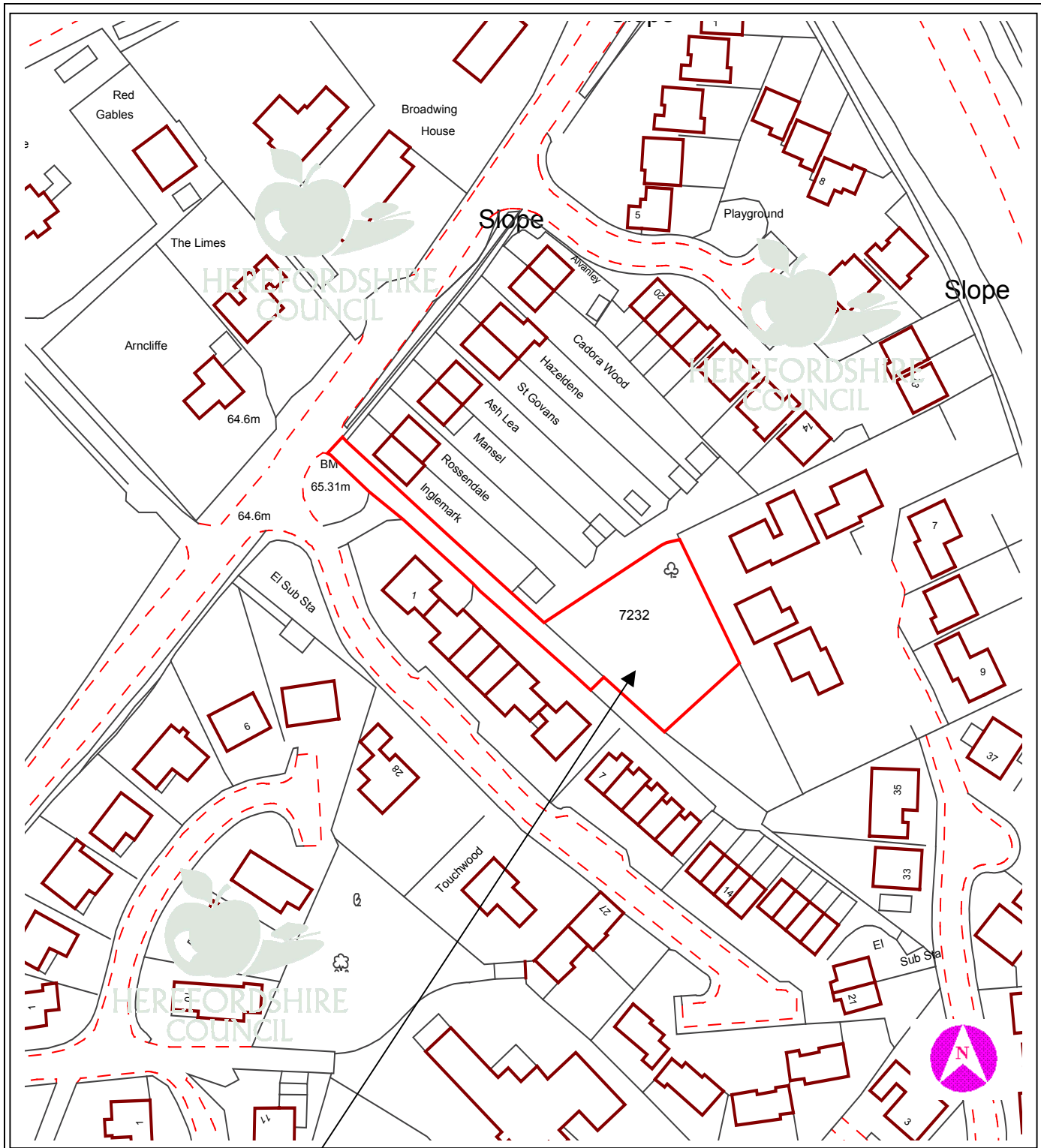
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2005/3624/F

SCALE : 1 : 1250

SITE ADDRESS : Land at Overross Farm, Overross, Ross-on-Wye, Herefordshire, HR9 7GX

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