

**15 DCNC2005/3164/F - PROPOSED 2 NO THREE
BEDROOM DWELLINGS AT LAND NW OF
STONEHOUSE, BODENHAM, HEREFORD HR1 3HS.****For: Mr S Davies at same address****Date Received:****3rd October 2005****Expiry Date:****28th November 2005**

Local Member: Councillor K Grumbley

Ward: Hampton Court**Grid Ref:****54439, 50067****1. Site Description and Proposal**

- 1.1 The application site comprises approximately 0.05 hectares of land, which is presently overgrown garden area belonging to Laxton Barn. The site lies within the settlement boundary classified as The Moor, Bodenham, to the south of the main body of the village. It is accessed by the unclassified 94021 and is approximately 30 metres from the junction with the C1125, the main road that runs through the village of Bodenham.
- 1.2 This application seeks full planning consent for the erection of two detached dwellings with integral garages. The dwellings would be two-storey individually designed properties that would provide three bedroom accommodation each with a floor area of approximately 130 square metres.
- 1.3 Each plot would benefit from private amenity space to the front, rear and side of the property. The properties would provide off road parking with sufficient turning and parking space for 2 or 3 vehicles.
- 1.4 The immediate area is characterised by period properties to the southeast of the site, with a frontage onto the C1125 and more modern dwellings, both bungalows and houses opposite the site, to the north. There is open countryside to the southwest and northwest. The village settlement boundary follows the site curtilage on the southwest and northwest boundaries.

2. Policies**2.1 National Guidance**

PPS1 – Delivering Sustainable Development

PPG3 – Housing

PPS7 – Sustainable Development in Rural Areas

2.2 Hereford and Worcester Country Structure Plan

Policy CTC9 – Development Requirements

Policy H16A – Development in the Rural Areas

2.3 Leominster District Local Plan (Herefordshire)

Policy A1 – Managing the District’s Assets and Resources
Policy A2(C) – Settlement Hierarchy
Policy A16 – Foul Drainage
Policy A23 – Creating Identity and an Attractive Built Environment
Policy A24 – Scale and Character of Development
Policy A54 – Protection of Residential Amenity
Policy A55 – Design and Layout of Housing Development

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

S1 – Sustainable Development
S2 – Development Requirements
DR1 – Design
DR2 – Land Use and Activity
H4 – Main Villages: Settlement Boundaries

3. Planning History

None.

4. Consultation Summary

Statutory Consultations

4.1 None required

Internal Council Advice

4.2 Traffic Manager raises no objection subject to conditions.

4.3 Head of Forward Planning - The application site lies within the settlement boundary and the principle of this development is acceptable from a policy point of view. The application should adhere to Policy DR1 Design in the Revised UDP. The location of the development is relatively close to a Y shaped junction and formal comments from Highways may be needed.

5. Representations

5.1 Bodenham Parish Council - accepts that the site lies within the settlement boundary, however it is concerned about the bland design, which will do little to respect or enhance the local distinctiveness at this edge of village site. The proposal by means of mass, height, design and materials and lack of attention to the topographical context will have a detrimental impact on visual and neighbours' residential amenity.

5.2 Four letters of objection have been received from local residents.

The concerns raised can be summarised as follows:-

- This is a narrow lane which is already busy

- Development would lead to further congestion
 - There is no mains sewer and mains water
 - Disposal of surface water into the ditch would add to flooding the C1125
 - Design is inappropriate to the surrounding area
 - Should be lowered - plot is already above road level.
 - Access is dangerous
 - Loss of privacy
 - No street lighting and pavements therefore further building is inappropriate
- 5.3 The full text of these letters can be inspected at Northern 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 as follows:-
- a) the principle of the proposed development
 - b) the visual impact of the proposed buildings
 - c) the implications for the residential amenity of neighbouring occupiers

Principle and Intended Use

- 6.2 The application site lies within the settlement boundary for The Moor, Bodenham where development proposals are controlled by Policy A2(C) of the Leominster District Local Plan. The policy defines that small scale development will be permitted within defined settlement boundaries. It is deemed appropriate for this parcel of land to be used for residential development and therefore there is no objection to the principle of the development.

Visual Impact

- 6.3 The site and surroundings comprise a variety of property types and designs which include barn conversions, black and white timber dwellings, modern red brick houses and modern bungalows. The style of dwelling is perhaps more consistent on the main village street, where more traditional properties dominate, however, the application site is located in the lane off this main village street which is dominated by modern dwellings with less architectural merit.
- 6.4 It is considered that the proposed dwellings would not be significantly detrimental to the outlook of the surrounding properties to the north and east. The site is elevated from the road but not to such an extent that any new build would tower above the existing properties. The ridge height of the proposed dwellings is a modest 7.5 metres and the properties are designed with single storey elements to provide sufficient living accommodation whilst reducing the bulk of the two-storey building. Both the proposed dwellings have a narrow two storey frontage and fenestration detailing consisting of brick soldiers and arches. The materials proposed for the construction of the dwellings are Ibstock Nostell Priory weathered red facing bricks and Eternit slates. It is considered that these materials would be acceptable. However, a condition is suggested to ensure prior approval.
- 6.5 It is therefore considered that with appropriate conditional controls, the proposed dwellings could be successfully integrated into the local landscape without significant detriment.

Residential Amenity

- 6.6 It is not considered that the applicants' proposal would result in any activities that would be beyond what would be considered normal for this location. This is an edge of village location with residential properties to the north and east. The dwellings are positioned an acceptable distance from surrounding properties; 25 metres between the front elevations of the proposed properties and the existing to the north (on the other side of the lane) and 7 metres between the side elevation of the adjacent property to the east and the side elevation of Plot one. To the rear, the garden areas of the proposed dwellings join the rear garden areas of the properties that front the C1125. The area is very open with few curtilage boundaries and it is considered that there would be no significant increase in loss of privacy in this area.

Conclusion

- 6.7 In Policy terms, the proposal for the development of this infill plot within the village settlement boundary is acceptable. The plots are of sufficient size to accommodate the proposed three bed properties, albeit with less curtilage than most of the surrounding dwellings. The design is considered acceptable and appropriate in this location; the detailing, proposed materials, differing orientation of the gable ends and variety of roof pitches provide interest within this modern development. As such, the scheme should be support subject to the following conditions.

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 - 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 (general))**

Reason: To ensure the external materials harmonise with the existing building.

- 4 - 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.

- 5 - G09 (Retention of trees/hedgerows)**

Reason: To safeguard the amenity of the area.

- 6 - H03 (Visibility splays) (2m x 33m) (Plot 2)**

Before any other works hereby approved are commenced, visibility splays for Plot 2 shall be provided from a point 0.6 metres above ground level at the centre

of the access to 2 metres back from the nearside edge of the adjoining carriageway (measured perpendicularly) for a distance of 33 metres in each direction along the nearside edge of the adjoining carriageway. Nothing shall be planted, erected and/or allowed to grow on the triangular area of land so formed which would obstruct the visibility described above.

Reason: In the interests of highway safety.

- 7 - H03 (Visibility splays) (2m x 33m L, 2m x 20m R) (Plot 1)

Reason: In the interests of highway safety.

- 8 - H05 (Access gates) (5m)

Reason: In the interests of highway safety.

- 9 - H09 (Driveway gradient)

Reason: In the interests of highway safety.

- 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.

- 11 - F16 – Restriction of hours during construction

Reason: To protect the amenity of local residents.

- 12 - F18 – Scheme of foul drainage disposal

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

Informatives:

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC
- 2 - HN01 - Mud on highway
- 3 - HN05 - Works within the highway
- 4 - HN10 - No drainage to discharge to highway

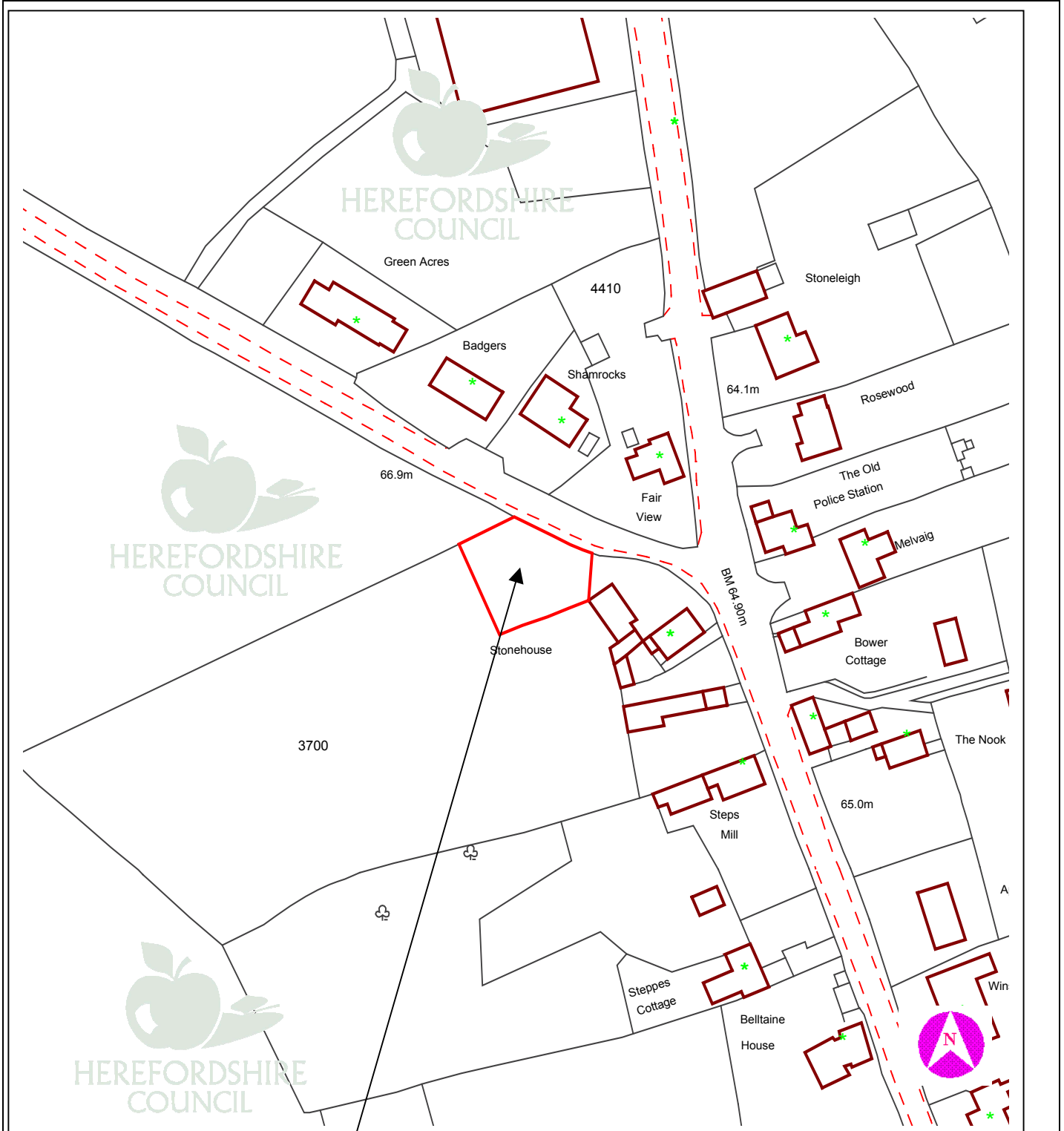
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2005/3164/F

SCALE : 1 : 1250

SITE ADDRESS : Land NW of Stonehouse, Bodenham, Hereford HR1 3HS.

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