

8 DCSE2005/3821/O - SITE FOR ERECTION OF DWELLING AT GARDEN OF BALLARD LODGE, EASTFIELD ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5JZ**For: Mr. L. Marshall per Mr. C. Goldsworthy, 85 St Owen Street, Hereford, HR1 2JW****Date Received: 25th November, 2005 Ward: Ross-on-Wye East Grid Ref: 59780, 23200****Expiry Date: 20th January, 2006**

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

1. Site Description and Proposal

- 1.1 The site is located on the east side of Walford Road (Class II B4234) some 800 metres south of Ross-on-Wye town centre. It comprises part of the curtilage of Ballard Lodge, which is a detached modern bungalow.
- 1.2 The 0.1 hectare site is rectangular in shape with a frontage onto the Walford Road and Eastfield Road. It is primarily lawned and is currently screened from Walford Road by a stone wall, panelled fence and a significant number of mature trees to the western and southern boundaries of the site. The land levels within the site are higher than those on the adjacent roadside.
- 1.3 The site is within the settlement boundary of Ross-on-Wye in the Wye Valley Area of Outstanding Natural Beauty and immediately adjacent to the Conservation Area.
- 1.4 Outline planning permission is sought for the erection of a single dwelling in the western side of the garden of Ballard Lodge. All matters are reserved for future consideration.

2. Policies**2.1 Planning Policy Guidance and Statements**

PPS1	-	Delivering Sustainable Development
PPG3	-	Housing
PPG13	-	Transport
PPG15	-	Planning and the Historic Environment

2.2 Hereford and Worcester County Structure Plan

Policy CTC1	-	Areas of Outstanding Natural Beauty
Policy CTC9	-	Development Criteria
Policy H.16A	-	Housing in Rural Areas
Policy H.18	-	Housing in Rural Areas Outside the Green Belt

2.3 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy C.23	-	New Development affecting Conservation Areas
Policy C40	-	Essential Services
Policy C43	-	Foul Sewerage
Policy SH.5	-	Housing Land in Ross-on-Wye
Policy 3	-	Infill sites for Housing
Policy 16	-	Conservation Areas

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements

3. Planning History

3.1	SH891453PO	Erection of a dwelling at Ballard Lodge, Eastfield Road, Ross-on-Wye, Herefordshire	-	Approved 04.10.89
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4. Consultation Summary

Statutory Consultations

4.1 Welsh Water has provided the following comments on the application:

The proposed development would overload the existing public sewerage system. Improvements are planned for completion by 1st April 2010. We consider any development prior to this date to be premature and therefore object to the proposals unless appropriate conditions can be attached to prevent occupation prior to the completion of these essential works. We offer the following Condition:-

None of the buildings hereby approved shall be occupied until essential improvements to the public sewerage system have been completed by Dwr Cymru Welsh Water, and the Local Planning Authority have been informed in writing of its completion. The work is scheduled for completion by 1st April 2010.

Reason: To mitigate the existing hydraulic overloading of the public sewerage system and ensure the local community and environment are not duly compromised.

Further conditions are suggested with regard to drainage.

Internal Council Advice

4.2 The Traffic Manager recommends that any access be onto the Walford Road and recommends conditions.

4.3 The Conservation Manager objects to the proposal in that it will have a detrimental impact on the setting of the conservation area and in particular the approach to the conservation area.

5. Representations

- 5.1 Ross-on-Wye Town Council have concerns about aspects of the development and make the following comment:

The proposed development extends beyond the building line and alters the line of Walford Road. Access is close to an extremely busy junction and it is also considered to be over development of the site.

A letter of representation has been received from Mr Howard Rosenbrock of Linden, Walford Road, Ross-on-Wye, HR9 5PQ. The main points raised are:

- The proposed site is too small to allow space for a garden and hedges and other amenities expected in a conservation area.
- In view of the steep slope of land on the West of the site it will not be possible to erect a building without encroaching on the screen of trees and bushes between the road and the site, which has already been reduced by the removal of several trees.

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. Officer's Appraisal

- 6.1 In assessing the proposal it is appropriate to consider the character and pattern of existing development in the locality and of the site itself. This section of Walford Road is a well-established and mature residential suburb, which is interspersed with some commercial uses. The built form consists of primarily detached dwellings that are large in scale and set within spacious and well-landscaped grounds. The presence of trees, shrubs and hedgerows along Walford Road are an important and attractive feature of the area and the approach into the town centre.

- 6.2 The main issues for consideration are:

Whether the proposal is acceptable in principal in this location
The impact of the proposal on the Conservation Area
The impact of the proposal on residential amenity

- 6.3 The site is located within the identified settlement boundary of Ross-on-Wye in an established residential area, where new residential development is acceptable in principle, subject to meeting the requirements set out in Policy GD.1 and Policy 3 of the South Herefordshire District Local Plan. These policies aims to protect the character of the area, the amenities of neighbouring residents, and ensure adequate parking and access arrangements can be achieved.

- 6.4 The application site is the enclosed garden to Ballard Lodge where it is proposed to erect a dwelling to the west of the property. The dwelling would inevitably be sited forward of other dwellings on Walford Road such that it would appear prominent and intrusive in the street scene which would be detrimental to the character of the surrounding area. The proposal would also lead to a reduction in amenity space to Ballard Lodge making it uncharacteristic of the area.

- 6.5 The site is currently screened from Walford Road by a stone wall, panelled fence, hedge and a significant number of mature trees within the grounds of Ballard Lodge. The garden is elevated above the Walford Road. The creation of an access onto the Walford Road would require significant excavation of the bank. The significant excavation and removal of the existing boundary treatment would introduce a gap in this established feature and would result in harm to the appearance of the street scene in this location and would adversely affect the setting and character of the Conservation Area.
- 6.6 The restricted width of the proposed site means that it may not be possible to afford a satisfactory margin between a new dwelling and the existing dwelling 'Ballard Lodge' and the adjacent property 'Lyndon' resulting in the potential overlooking of the properties or private amenity space.
- 6.7 It is noted that outline planning permission for the erection of a dwelling on the site was approved on 4th October 1989. This permission expired in 1994. The current local plan was adopted in 1999 and therefore the current proposal should be considered in the light of current policy and practice.

RECOMMENDATION

That planning permission be refused for the following reasons:

- 1 Having regard to Policies GD.1, C.22 and C.23 within Part 1 of the South Herefordshire District Local Plan and Policy 3 within Part 3 of the South Herefordshire District Local Plan a proposed dwelling on this site is considered to be an unacceptable form of development.**

The erection of a dwelling, due to its likely position and the creation of a vehicular access, would appear both prominent and intrusive in the street scene of Walford Road and would adversely affect the character of the adjacent Conservation Area. In addition, it is likely that the erection of a dwelling would have an adverse impact on the amenities of the existing adjoining dwellings.

- 2 The proposal would result in the public sewerage system being overloaded and would be likely to increase the risk of flooding and environmental pollution. The proposal therefore conflicts with Policies C40 and C43 of the South Herefordshire District Local Plan.**

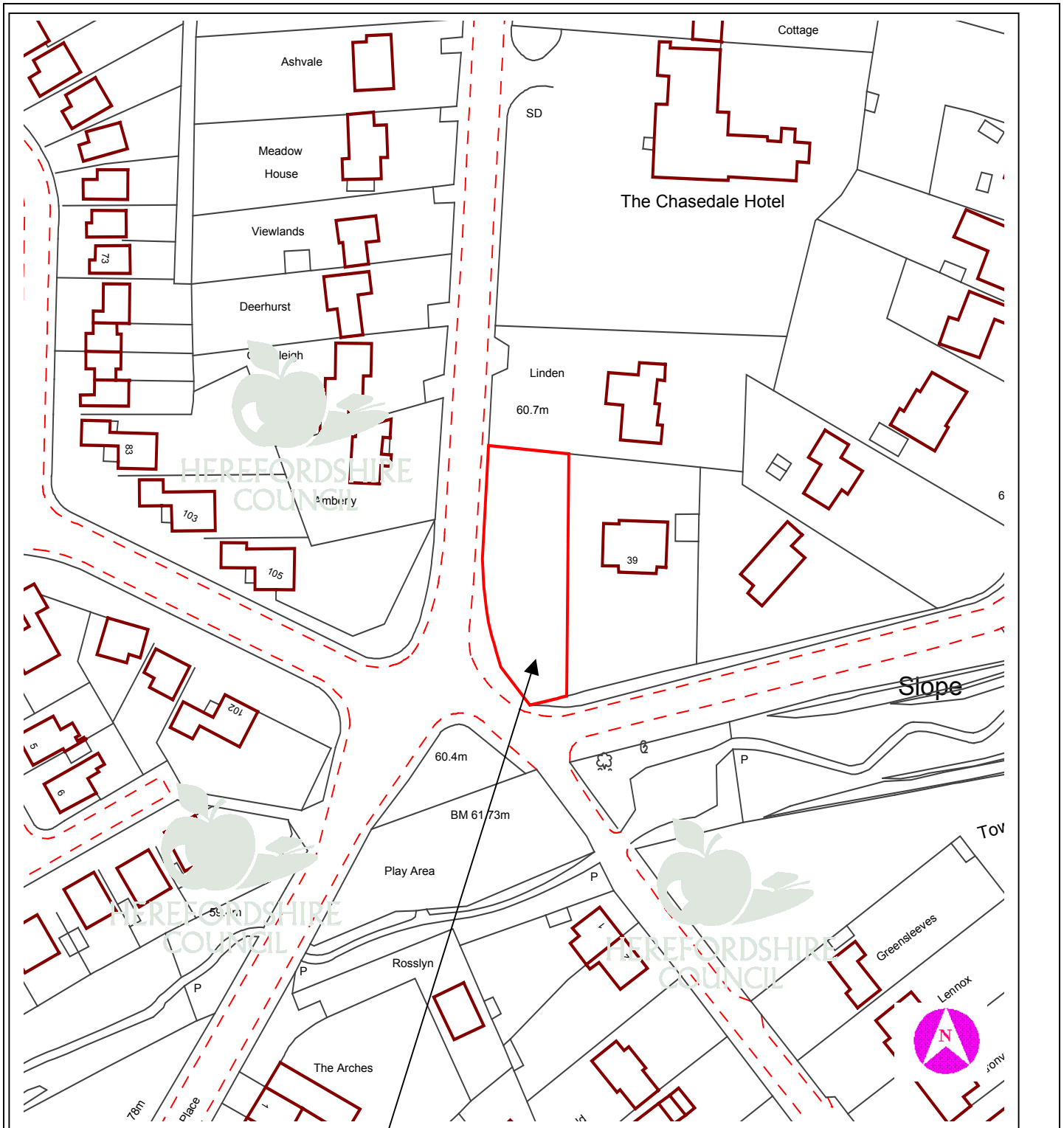
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2005/3821/O

SCALE : 1 : 1250

SITE ADDRESS : Garden of Ballard Lodge, Eastfield Road, Ross-on-Wye, Herefordshire, HR9 5JZ

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