

7 DCCE2005/4026/F - PROPOSED DETACHED BUNGALOW AT LAND ADJOINING 61 HAMPTON PARK ROAD, HEREFORD, HR1 1TJ

For: Mr. & Mrs. Criasia per Broadheath Consulting Ltd., Broadheath, Moreton on Lugg, Hereford, HR4 8DQ

Date Received: 8th December, 2005 Ward: Tupsley Grid Ref: 53028, 39274
Expiry Date: 2nd February, 2006

Local Members: Councillors Mrs. M.D. Lloyd-Hayes; Mrs. E.A. Taylor and W.J. Walling

1. Site Description and Proposal

- 1.1 The site is located on the western side of Old Eign Hill (unclassified road 80112) approximately 50 metres north of the junction with Hampton Park Road. The site presently forms part of the garden associated with 61 Hampton Park Road and is largely set out to lawn with the exception of two old fruit trees. The northern and eastern boundaries are enclosed by a mature evergreen hedge and a close boarded fence exists along the western boundary. The site lies within the Established Residential Area and is also designated a Conservation Area as identified in the Development Plan.
- 1.2 Planning permission is sought for the construction of a two bedroom, single storey bungalow with detached single car garage. The existing vehicular access would be shared to provide access for both the existing and proposed properties.

2. Policies

2.1 Hereford Local Plan:

Policy ENV14	-	Design
Policy H3	-	Design of New Residential Development
Policy H6	-	Amenity Open Space Provision in Smaller Schemes
Policy H12	-	Established Residential Areas – Character and Amenity
Policy H13	-	Established Residential Areas – Loss of Features
Policy H14	-	Established Residential Areas – Site Factors
Policy CON12	-	Conservation Areas
Policy CON13	-	Conservation Areas – Development Proposals

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S3	-	Housing
Policy S7	-	Natural and Historic Heritage
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR3	-	Movement

Policy H1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
Policy H3	-	Managing the Release of Housing Land
Policy H13	-	Sustainable Residential Design
Policy H16	-	Car Parking
Policy HBA6	-	New Development Within Conservation Areas

3. Planning History

- 3.1 DCCE2005/3114/O Proposed detached dwelling. Application Withdrawn 27th October 2005.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: No objection subject to conditions.

Internal Council Advice

- 4.2 Traffic Manager: No objection subject to conditions.
- 4.3 Conservation Manager: In principle the proposal is acceptable but it would be useful to reconsider the design details such as the window surrounds and partial rendering.

5. Representations

- 5.1 Hereford City Council: No objection.
- 5.2 One letter of objection has been received from Michael and Jean Franzen, 114 Old Eign Hill and a further two letters seeking clarification from Mr and Mrs Starling, 131 Old Eign Hill and Mr and Mrs Daives, 59 Hampton Park Road. The main points raised are:
1. The bungalow will block light to our ground floor rooms.
 2. Our current view of trees will be spoilt.
 3. Our foul drainage pipe runs across the site for the dwelling.
 4. It will be necessary to remove trees if the development is permitted.
 5. The building will be in front of the general building line in the locality.
 6. If approved, the plans could be changed to a dormer bungalow in the future which would look straight into our property.
 7. The site plan is not accurate

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 The site lies within an Established Residential Area as designated in both the adopted Hereford Local Plan and Herefordshire Unitary Development Plan (Revised Deposit Draft) where the principle of new residential development is acceptable subject to Conservation Area, highway and amenity considerations.

- 6.2 The locality is comprised of a diverse mix of properties sizes, designs and plot sizes. As such, the principle of sub-dividing the existing curtilage is acceptable. The site, although small, is sufficiently large to accommodate a modestly sized property with the necessary safe access, parking and amenity space. The proposed property is to be a single storey bungalow, two bedrooms in size and in terms of the footprint, is considered of a scale commensurate with the size of the site. The design is relatively basic but with the use of high quality natural materials, it will not appear out of place in the locality.
- 6.3 As the proposed property is to be a bungalow with ground floor accommodation only, the impact of the development both within the Conservation Area and on the amenity of nearby properties will be minimal. With a ridge height of only 4.2 metres along with the existing boundary enclosures, which are proposed to be retained if planning permission is approved, only views of the roof will be visible from outside the site. There are no bungalows in the immediate locality but there remains a shortage of bungalow accommodation in the city and this is the only form of residential development that is considered acceptable having regard to amenity and conservation considerations. The Conservation Manager has confirmed no objection in relation to the impact of the development within the Conservation Area.
- 6.4 The Traffic Manager is satisfied with the access arrangements subject to conditions concerning vehicle parking, manoeuvring, visibility splays and surfacing. Whilst the development will be nearer the highway than other properties in the locality, for the reasons set out above, this is not considered unacceptable. The location of the neighbour's foul drain is currently being investigated by the applicant but ultimately, this is a civil matter and other concerns expressed such as the impact on a view are not a material planning consideration. The site plan has transpired to be inaccurate and an accurate survey plan is awaited. The consultation period is also yet to expire and therefore, delegated authority to determine the application is requested.
- 6.5 The development, due to its scale and height will have minimal impact on the Conservation Area or the residential amenity of neighbouring properties and is considered acceptable in accordance with the relevant Development Plan policies.

RECOMMENDATION

Subject to no further objections raising additional material planning considerations by the end of the consultation period and an accurate site plan being provided, 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. **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. **G09 (Retention of trees/hedgerows).**

Reason: To safeguard the amenity of the area.

5. **H05 (Access gates).**

Reason: In the interests of highway safety.

6. **H06 (Vehicular access construction).**

Reason: In the interests of highway safety.

7. **H09 (Driveway gradient).**

Reason: In the interests of highway safety.

8. **H03 (Visibility splays).**

Reason: In the interests of highway safety.

9. **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.

10. **E16 (Removal of permitted development rights)**

Reason: To enable the local planning authority to maintain control of any future developments within the curtilage in the interests of residential amenity and the character and appearance of the Conservation Area.

11. **Foul water and surface water discharges must be drained separately from the site.**

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

12. **No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage 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.

13. **No land drainage run-off will be permitted, either directly or indirectly, to discharge into the public sewerage system.**

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

Informatives:

1. **HN05 - Works within the highway.**
2. **HN10 - No drainage to discharge to highway.**
3. **The applicant is advised that a foul drainage pipe may cross the application site.**
4. **N15 - Reason(s) for the Grant of Outline Planning Permission.**

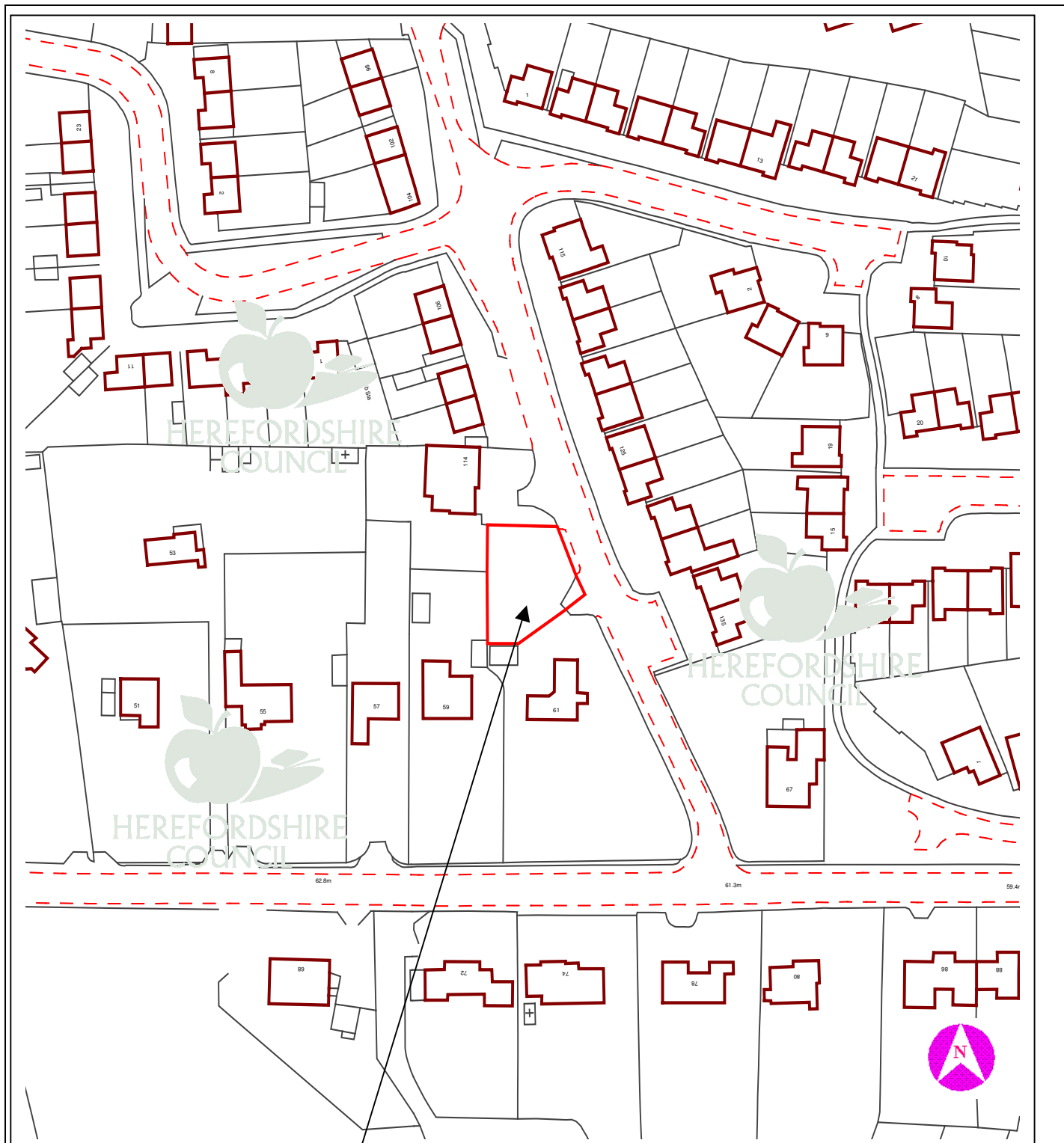
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2005/4026/F

SCALE : 1 : 1250

SITE ADDRESS : Land adjoining 61 Hampton Park Road, Hereford, HR1 1TJ

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