

8 DCCE2005/3991/F - PROPOSED NEW DWELLING AT LAND BETWEEN STONEY YELD AND 22 RIVERVIEW CLOSE, HOLME LACY, HEREFORD

For: G. Dyer per Mr. N. La Barre, Easters Court, Leominster, Herefordshire, HR6 0DE

Date Received: 6th December, 2005 Ward: Hollington Grid Ref: 55672, 35849

Expiry Date: 31st January, 2006

Local Member: Councillor W.J.S. Thomas

1. Site Description and Proposal

1.1 This application seeks permission for the erection of a detached single dwelling house with attached single garage. The site is currently in an area of garden associated with Stoney Yeld, Holme Lacy. The site lies within the identified settlement boundary as defined in the adopted South Herefordshire District Local Plan. The site is flanked by residential development with a modern redevelopment found to the north west of the site on what was a timber yard (CE1999/1298/F). A modern 'infill' development is located immediately to the north west (DCCE2003/2800/F).

1.2 The site falls within an Area of Great Landscape Value.

2. Policies

2.1 Planning Policy Guidance:

PPG3 - Housing

2.2 South Herefordshire District Local Plan:

Policy GD1	-	General Development Criteria
Policy C2	-	Settlement Boundaries
Policy C8	-	Development within Area of Great Landscape Value
Policy C30	-	Open Land in Settlements
Policy SH6	-	Housing Development in Larger Villages
Policy SH8	-	New Housing Development Criteria in Larger Villages
Policy T3	-	Highway Safety Requirements
Policy T4	-	Highway and Car Parking Standards

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S3	-	Housing
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy H6	-	Housing in Smaller Settlements
Policy H15	-	Density

Policy H16 - Car Parking

3. Planning History

3.1 None on site.

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water raised no objection subject to condition.

Internal Council Advice

4.2 Traffic Manager raises no objection to the proposal subject to conditions.

4.3 Conservation Manager raised no objections.

5. Representations

5.1 Holme Lacy Parish Council has no adverse comments on this proposal.

5.2 A single letter of objection has been received from Mr. P. Lane, Riverview Close, Holme Lacy. The comments made can be summarised as follows:

- The site is too small to accommodate a dwelling of this scale.
- This is not a previously identified site for development as was the case for the new development of the old timber yard.
- The proposal would degrade the character of the road.
- Loss of view.
- Construction disturbance.
- Limited access.

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 It is considered that the main issues for consideration associated with this application are:

- Principle of development.
- Design and scale.
- Residential amenities.
- Visual amenities and landscape impact
- Highway issues

Principle of Development

- 6.2 The application site lies within the defined Holme Lacy Settlement Boundary where the adopted South Herefordshire District Local Plan allows new residential development. It is worthy of note that the emerging Herefordshire Unitary Development Plan (Revised Deposit Draft) seeks to reclassify Holme Lacy as a smaller settlement. The defined criteria for acceptable infilling in smaller settlements are defined in Policy H6 of the emerging Herefordshire Unitary Development Plan (Revised Deposit Draft). This development complies with the plot size limit but does slightly exceed the frontage length and habitable living space identified. In this case whilst the policies of the emerging Herefordshire Unitary Development Plan (Revised Deposit Draft) can be accorded weight, the South Herefordshire District Local Plan remains the adopted plan and as such it is considered that the principle of development can be accepted.

Design and Scale

- 6.3 From a design perspective this proposal is not of particular architectural note, however, it is a generally attractive concept that will sit comfortably in this setting. The design approach taken ensures that the dwelling is of a relatively modest scale and is of an appropriate size for the application site. The site represents a link development between two contrasting residential developments. It is considered that the design solution is appropriate and will be effective. Siting and materials will allow for effective integration of the dwellings into the street scene.

Residential Amenities

- 6.4 As proposed, the dwellings will not impact unacceptably upon the neighbouring dwellings. The relative relationships of the neighbouring properties, as well as the absence of openings in the side elevations of the proposal, ensure the maintenance of privacy. There will be no unacceptable overbearing impact. The existing dwelling (Stoney Yeld) and the proposed new property will both be served by adequate private amenity space. That said, having regard to the limited size of the application site and the relationship with the neighbouring properties, as well as of the inclusion of a conservatory within the property design, it is considered that the removal of Permitted Development Rights is appropriate to ensure effective control over future development proposals.
- 6.5 A condition relating to construction times will ensure that disturbance is contained to reasonable periods.

Visual Amenities and Landscape Impact

- 6.6 The proposal will result in the loss of a relatively attractive garden area. However, effective conditioning will ensure that the site is appropriately landscaped. By virtue of the siting and design of this property it is considered that the character and appearance of the street will be maintained and the visual amenities of the locality protected. As in infill development the wider landscape will not be adversely affected.

Highway Issues

- 6.7 Effective conditioning will ensure that the proposal is introduced with acceptable access arrangements and parking as outlined in the submitted scheme. The Traffic

Manager raised no objections to this proposal and it is considered that the proposal is acceptable in relation to highway safety issues.

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. 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. E08 (Domestic use only of garage).

Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling.

5. E09 (No conversion of garage to habitable accommodation).

Reason: To ensure adequate off street parking arrangements remain available at all times.

6. E16 (Removal of permitted development rights).

Reason: Due to the restrictive nature of the application site and the relationship of the proposed property to the neighbouring dwellings.

7. E18 (No new windows in specified elevation).

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

8. F16 (Restriction of hours during construction).

Reason: To protect the amenity of local residents.

9. G04 (Landscaping scheme (general)).

Reason: In order to protect the visual amenities of the area.

10. G05 (Implementation of landscaping scheme (general)).

Reason: In order to protect the visual amenities of the area.

11. G09 (Retention of trees/hedgerows).

Reason: To safeguard the amenity of the area.

- 12. G33 (Details of walls/fences (outline permission)).**

Reason: In the interests of residential and visual amenity.

- 13. H05 (Access gates).**

Reason: In the interests of highway safety.

- 14. H06 (Vehicular access construction).**

Reason: In the interests of highway safety.

- 15. H09 (Driveway gradient).**

Reason: In the interests of highway safety.

- 16. 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.

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

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

- 18. 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.

- 19. 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. HN01 - Mud on highway.**
- 2. HN05 - Works within the highway.**
- 3. HN10 - No drainage to discharge to highway.**
- 4. N03 - Adjoining property rights.**
- 5. N11A - Wildlife and Countryside Act 1981 (as amended) – Birds.**

6. **N11B - Wildlife & Countryside Act 1981 (as amended) and Conservation (Nat. Habitats & C.) Regs 1994 – Bats.**
7. **N16 - Welsh Water Informative.**
8. **N15 - Reason(s) for the Grant of Planning Permission.**

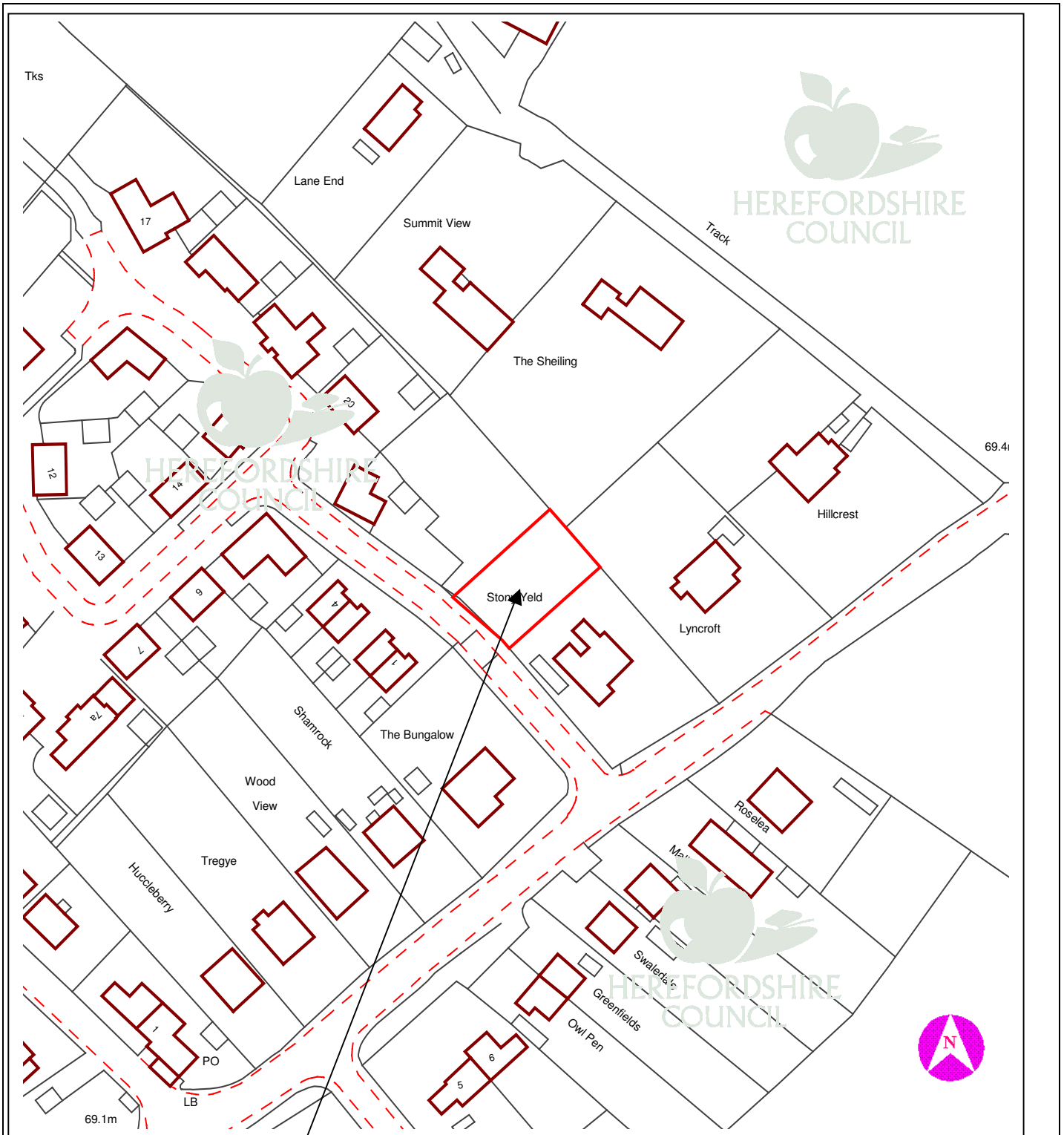
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2005/3991/F

SCALE : 1 : 1250

SITE ADDRESS : Land between Stoney Yeld and 22 Riverview Close, Holme Lacy, Hereford, HR6

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