

13 DCCW2005/3985/F - BUNGALOW AND PARKING SPACES AT LAND ADJACENT TO 73 WALKERS GREEN, MARDEN, HEREFORD, HR1 3EA**For: Mr. L. Bishop per Mr. J. Phipps, Bank Lodge, Coldwells Road, Holmer, Hereford, HR1 1LH****Date Received: 6th December, 2005 Ward: Sutton Walls Grid Ref: 52226, 47758****Expiry Date: 31st January, 2006**

Local Member: Councillor J.G.S. Guthrie

1. Site Description and Proposal

- 1.1 The application site is comprised of the large garden associated with a bungalow, which forms part of a terrace of three properties that are situated on the eastern side of Walkers Green within the settlement of Marden.
- 1.2 The application seeks permission to erect a bungalow, which would be attached to the northern flank of 73 Walkers Green, thereby extending the terrace to four dwellings. The proposal includes the improvement of visibility at the junction adjacent to the site.

2. Policies

2.1 South Herefordshire District Local Plan:

Policy GD1	-	General Development Criteria
Policy C2	-	Settlement Boundaries
Policy SH6	-	Housing Development in Larger Villages
Policy SH8	-	New Housing Development Criteria in Larger Villages

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy DR1	-	Design
Policy H4	-	Main Villages – Settlement Boundaries
Policy H13	-	Sustainable Residential Design

3. Planning History

- 3.1 CW2001/1622/O Site for the construction of one detached bungalow with garage. Refused 16th August, 2001.

4. Consultation SummaryInternal Council Advice

- 4.1 Traffic Manager - No objection, subject to conditions being imposed to maintain visibility across the frontage in the interests of highways safety.

5. Representations

- 5.1 Marden Parish Council - No objection, subject to safe highways access.
- 5.2 One letter of objection has been received from Mr. Briggs, Hazelbrae, Walkers Green, which is summarised as follows:
- The proposed development will have a detrimental impact on the amenity of the area.
 - The additional dwelling will impinge on available space in the area, especially as the other dwellings all front onto the highway.
 - The proposal will give rise to highways safety implications, both during construction and following occupation.

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 Within identified settlements such as Marden there is a general presumption in favour of new housing where it accords with the principles of Policy SH8 in terms of being in keeping with the character of the locality and in terms of siting, scale, and design. Infill proposals would also need to satisfy the general development criteria identified in Policy GD1 in order that the resultant development contributes to the quality of the built environment of the surrounding area
- 6.2 In this case the principle of residential development is acceptable and therefore the primary consideration in determining this application is the impact of the proposed bungalow on the visual and residential amenity of the wider locality.
- 6.3 The design, scale and massing of the proposed bungalow in its revised form is considered to be acceptable being broadly in keeping with the existing row of three properties, which lie to the south. The loss of the open space currently comprising the garden of the applicant's property is not considered to cause demonstrable harm to this mixed and predominantly residential area, particularly since the property opposite would have the same relationship relative to public highway forming the northern boundary of the site.
- 6.4 Furthermore the impact of the rear element of the proposed dwelling on the applicant's conservatory is not considered unacceptable given its modest scale and relative orientation to the north.
- 6.5 With regard to the comments of the Traffic Manager and the Parish Council, it is considered expedient to impose a condition to maintain visibility over the frontage, in the interests of highways safety. The suggested improvement to visibility is considered to be a significant improvement in terms of the safe use of the junction.
- 6.6 Whilst the comments of the objector are noted, having consideration for the relevant policies detailed above, it is considered that the proposed development falling within an identified settlement boundary will not give rise to a demonstrable loss of visual or residential amenity to the extent that refusal would be warranted.

6.7 Overall, the proposal complies with the relevant policies in the Local Plan, and as such approval is recommended.

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. **B02 (Matching external materials (extension)).**

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

- 4. **Before any other works hereby approved are commenced, the access into the application site shall be so constructed, which will include clear visibility from a point 0.6 metres above the level of the adjoining carriageway over the length of the site frontage in accordance with a specification to be submitted to and approved in writing by the local planning authority. Nothing shall be planted, erected and/or allowed to grow on the area of land so formed, which would obstruct the visibility described above.**

Reason: In the interests of highway safety.

Informative:

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

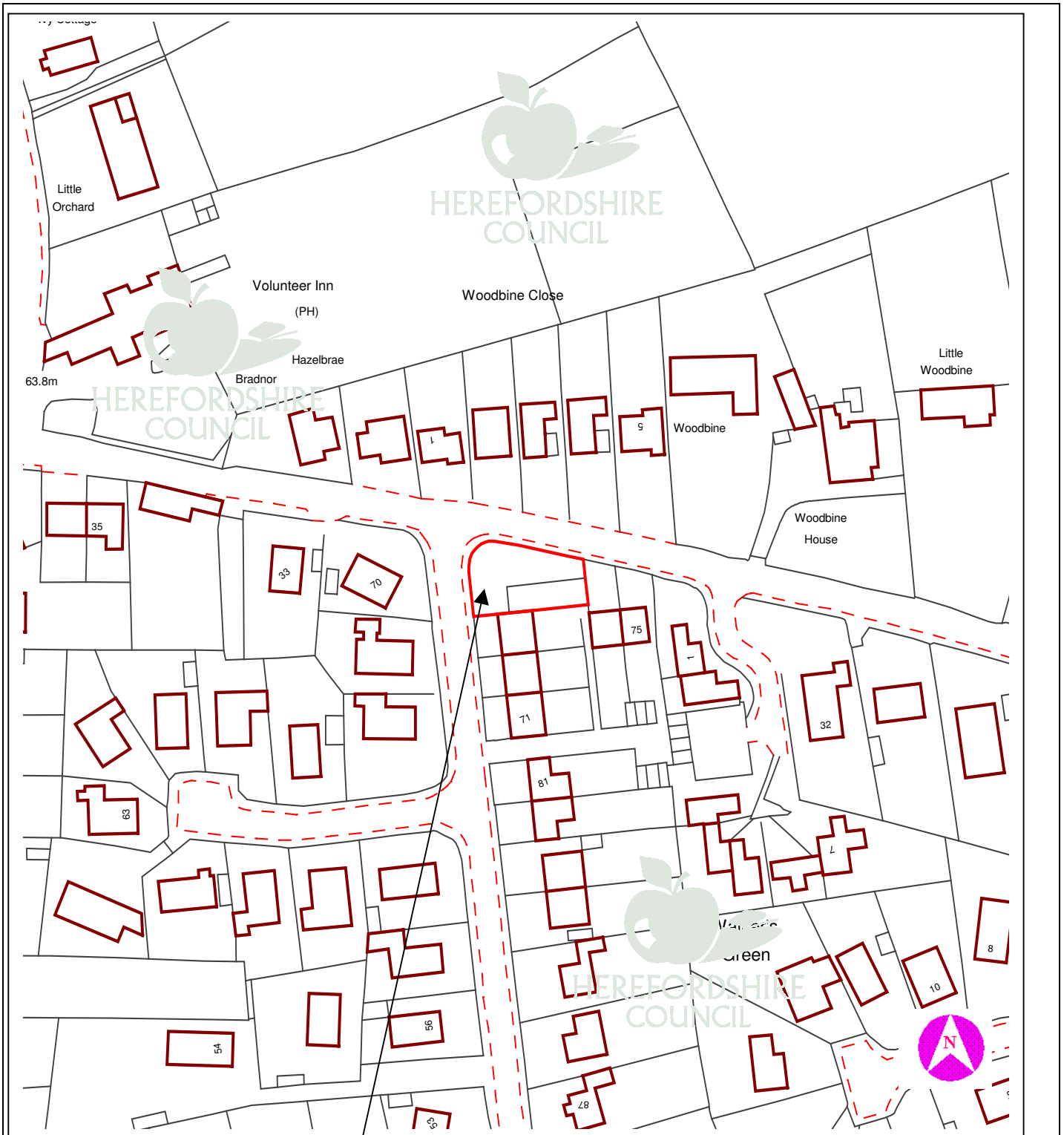
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2005/3985/F

SCALE : 1 : 1250

SITE ADDRESS : Land adjacent to 73 Walkers Green, Marden, Hereford, HR1 3EA

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