

9 DCCE2006/0435/F - NEW TWO STOREY HOUSE LAND ADJACENT TO CROFT COTTAGE, LUGWARDINE, HEREFORD**For: Ms. S. Hickle per J.E. Smith, Parkwest, Longworth, Lugwardine, Hereford, HR1 4DF****Date Received: 10th February, 2006 Ward: Hagley Grid Ref: 54658, 40916****Expiry Date: 7th April, 2006**

Local Member: Councillor R.M. Wilson

1. Site Description and Proposal

- 1.1 This application seeks permission for the erection of a dwelling on land adjacent to Croft Cottage, Lugwardine. The application site is located within the settlement boundary of Lugwardine and is adjacent to a Listed Building (Rose Cottage). Lugwardine is designated as a 'Main Village' in the emerging Herefordshire Unitary Development Plan (Revised Deposit Draft).
- 1.2 This proposal involves the erection of a dwelling on land between Croft Cottage and Rose Cottage. The land is currently garden area associated with Croft Cottage, a two-storey detached dwelling house located to the west of the main A438 through Lugwardine. Croft Cottage currently has a single storey side extension which is to be removed to facilitate the introduction of the access point. The proposed property is a two storey dwelling with a two storey twin gabled rear projection and has a traditional form. The revised access will serve a turning and parking area to the rear of the site which will allow for the parking of vehicles associated with both the new dwelling, and Croft Cottage. This application represents the second submission for this scheme, the first (DCCE2005/3667/F) being withdrawn due to concerns relating to the access arrangements.

2. Policies**2.1 Planning Policy Guidance:**

- PPS1 - Delivering sustainable development
- PPG3 - Housing
- PPG15 - Planning and the historic environment

2.2 South Herefordshire District Local Plan:

- GD1 - General development criteria
- C2 - Settlement boundaries
- C20 - Protection of historic heritage
- C29 - Setting of a listed building
- C45 - Drainage
- SH6 - Housing development in larger villages
- SH14 - Siting and design of buildings
- T3 - Highway safety requirements

T4 - Highway and car parking standards

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

S1 - Sustainable development
S2 - Development requirements
S7 - Natural and historic heritage
DR1 - Design
DR2 - Land use and activity
DR4 - Environment
DR6 - Water resources
H4 - Main villages: settlement boundaries
H5 - Main villages: housing land allocations
H16 - Car parking
T11 - Parking provision
HBA4 - Settling of listed Buildings

3. Planning History

3.1 DCCE2005/3667/F - Erection of new dwelling. Withdrawn 29th December, 2005.

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water: Object unless a Grampian condition is attached to prevent the occupation of the dwelling prior to the completion of improvement works.

Internal Council Advice

4.2 Conservation Manager: No objection subject to retention of boundary wall.

4.3 Traffic Manager: Raised no objection, however, specified that clarification was required of the turning area to be provided for both the new and existing property. This detail has been provided but the Traffic Manager has yet to provide final comment

5. Representations

5.1 Lugwardine Parish Council: Objection on the grounds that 'we feel the proposed house is not sympathetic to the existing surrounding buildings which we believe are Listed'.

5.2 Local Residents: Two letters of objection have been received, the comments of which can be summarised as follows:

- Adverse impact upon the setting of the adjacent Listed Building;
- Inappropriate new build;
- Lack of need for a new dwelling;
- Access concerns;
- Structural implications upon adjacent Listed Building.

5.3 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 following matters represent the salient areas for consideration in relation to this application:

- Principle of development;
- Design and scale;
- Visual amenities and Setting of Listed Building;
- Residential amenities;
- Highway issues; and
- Drainage.

Principle of Development

6.2 From a planning policy perspective this application seeks permission for a residential development within the settlement boundary of Lugwardine. To this end the proposal is considered acceptable in principle in the context of both the adopted and emerging local development plans.

Design and Scale

6.3 The proposed property is a two storey dwelling with a rendered finish and slate roof. The design concept is traditional and unimposing and this is considered appropriate in the context of the adjacent properties and the wider settlement. The scale is considered appropriate having regard to the role of this property as a link between Rose Cottage, which is on higher ground, and Croft Cottage. The design and scale are considered to be of the standard necessary for a sensitive area such as this.

Visual Amenities and Listed Building Impact

6.4 Rose Cottage is a two storey dwelling dating from the 18th Century but with 20th Century alterations. It is a Grade II Listed Building located to the north of the application site. This property is elevated above the application site and represents a relatively imposing structure within the street scene. To the south of the application site is Croft Cottage itself, a two storey dwelling of no particular architectural merit. The locality contains a wide mix of properties, including a number of Listed Buildings and represents an attractive streetscape. In this context the importance of securing an appropriate design solution on this application site is emphasised. It is considered that the proposed design approach is sensitive and will integrate successfully into the street scene. The ridgeline of the new dwelling is appropriate in respect of the transition between Rose and Croft Cottages and the siting is set back into the site. The proposal will require setting into the ground due to the levels of the ground, however, the set back into the site and the siting of the property will ensure preservation of the street scene. The existing roadside walling is altered to meet access requirements but is principally retained.

6.5 Turning to the specific Listed Building issues, it is considered that, having regard to the siting and design of this proposal, the character and appearance of the adjacent Listed Building will be preserved through this development.

6.6 The proposal is therefore considered acceptable in relation to visual amenities and impact upon the adjacent Listed Building.

Residential Amenities

- 6.7 The proposed new dwelling has no habitable openings in the side elevations. There are no neighbouring properties to the front or rear and as such there are no issues of privacy upon neighbouring dwellings. On this basis the principal issue is the potential overbearing impact associated with this development. To the south, Croft Cottage contains habitable opening in the effected elevation and the proposed elevation is on a similar level. The proposed house is approximately 11 metres from Croft Cottage however, and is set to the rear of the site such that the direct overbearing impact will be minimised. Turning to the north, Rose Cottage does have ground and first floor habitable openings overlooking the application site. The distance between the proposed dwelling and Rose Cottage is only 7.5 metres (approximate), however, the siting and respective site levels provide for a relationship between these dwelling that will be within acceptable limits. Conditions will restrict new openings in the side elevations of the new dwelling, ensuring the privacy of the neighbouring properties. It is therefore considered that this proposal will not impact unacceptably upon the residential amenities of the locality.

Highway Issues

- 6.8 The previous application for this scheme [DCCE2005/3667/F] was withdrawn in a large part due to access concerns. Following negotiations with the Traffic Manager this revised scheme has been submitted. The access alterations and arrangements have now been accepted, however, further details have been necessary in respect of the parking and turning arrangements. These have yet to be formally confirmed as acceptable and the recommendation of this report reflects this.

Drainage

- 6.9 Welsh Water have advised that the capacity of the existing drainage system in this area is limited. On the basis of this Welsh Water objected to the application unless a 'Grampian' style condition is attached to prevent to the occupancy of this new dwelling prior to the completion of the improvement works. The Agent has, however, advised that a non-mains sewerage system is available on site and that this can be utilised until the main service becomes available. On this basis a condition requiring connection to the main when this becomes available is proposed.

Conclusion

- 6.10 It is considered that this proposal represents an effective infill development of an appropriate design and scale. The impact upon residential amenities is within acceptable limits and the drainage and highway issues associated with this application are effectively dealt with through the proposed determination outlined below.

RECOMMENDATION

That, subject to receipt of the confirmation of the acceptability of the access, parking and turning revisions, the Officers named in the Scheme of Delegation 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 E16 (Removal of permitted development rights).

Reason: In the interests of the amenities of the locality.

5 E18 (No new windows in specified elevation).

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

6 Prior to the commencement of the development hereby authorised, the existing extension attached to Croft Cottage identified for demolition in the approved plans shall be removed in its entirety.

Reason: To ensure an acceptable form of development.

7 F18 (Scheme of foul drainage disposal).

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

8 The dwelling hereby approved shall, as soon as is reasonably practicable, be connected to mains sewerage.

Reason: In the interests of land amenity and securing effective long term drainage for this site.

9 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.

10 G01 (Details of boundary treatments).

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

11 F16 (Restriction of hours during construction).

Reason: To protect the amenity of local residents.

Informative:

1 N15 - Reason(s) for the Grant of PP/LBC/CAC.

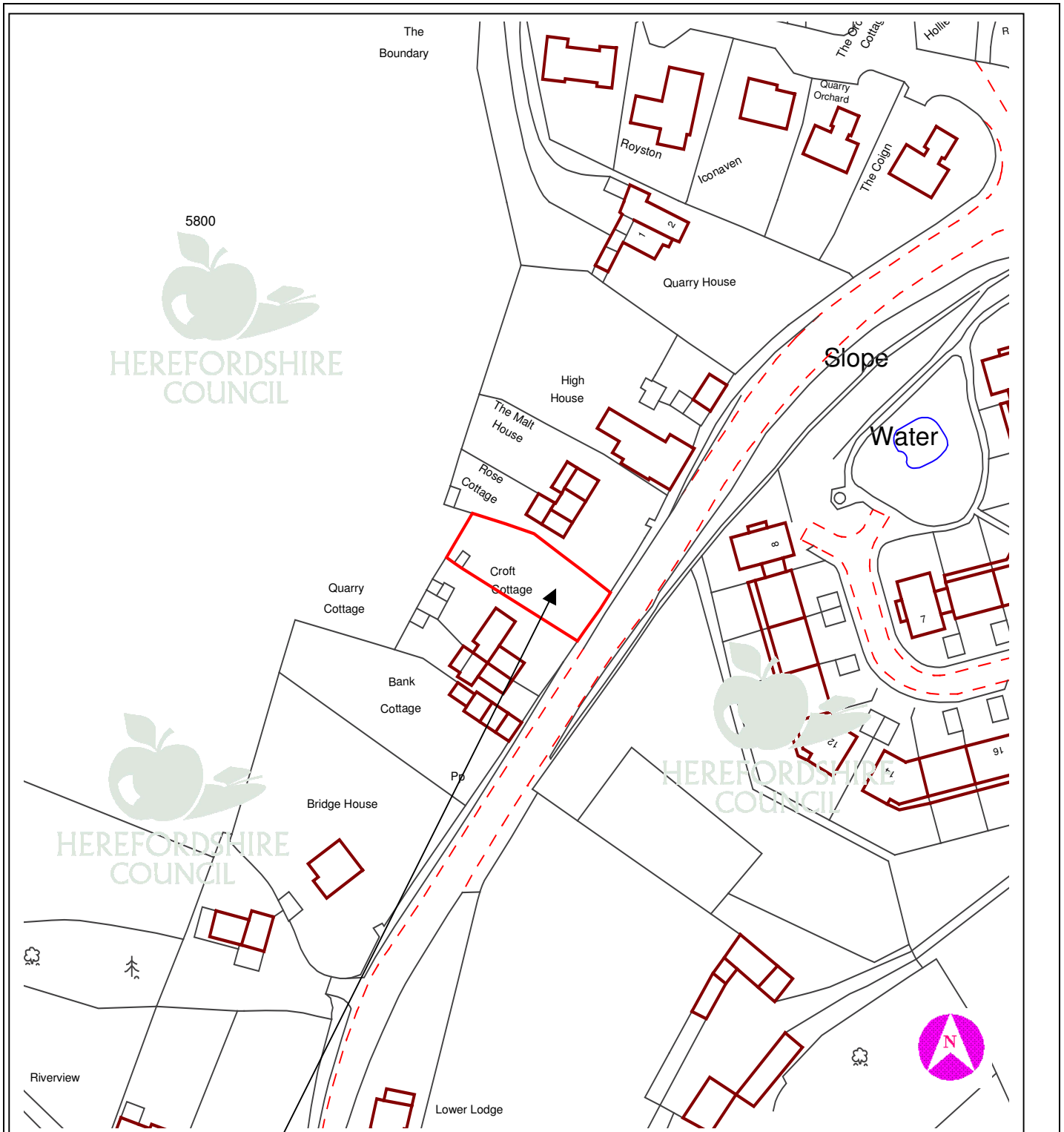
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/0435/F

SCALE : 1 : 1250

SITE ADDRESS : Land adjacent to Croft Cottage, Lugwardine, Hereford.

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