

**15 DCCE2006/0212/RM - CONSTRUCTION OF TEN DWELLINGS, GARAGING, LANDSCAPING AND ACCESS AT NETHWAY, HOLME LACY ROAD, LOWER BULLINGHAM, HEREFORD, HR2 6EE****For: Matthew Allen Homes, The Design Studios,  
Drayton Lodge, Lower Drayton, Brimfield, SY8 4NX****Date Received: 18th January, 2006    Ward: St. Martins & Hinton    Grid Ref: 51739, 38251****Expiry Date: 15th March, 2006****BVPI Expiry Date: 19th April, 2006**

Local Member: Councillors Mrs. W.U. Atfield, A.C.R. Chappell and R. Preece

**1. Site Description and Proposal**

- 1.1 The site is located south of the B4399 (Holme Lacy Road) approximately half a mile west of Rotherwas Industrial Estate. Running along the western boundary is Withy Brook which is designated as a Site of Importance for Nature Conservation (SINC). The southern and eastern boundaries are enclosed by existing residential development forming part of St Clare's Court and two detached bungalows lie to the west. Ground levels fall from south to north within the site and mature trees, principally leylandii, enclose the western and northern boundaries. On site is a large detached bungalow occupying a relatively central position within the plot with vehicular access via a driveway off Holme Lacy Road along the eastern boundary. The site also lies within the flood plain and is designated within a flood zone 2 category.
- 1.2 Outline planning permission was approved by the Central Area Planning Sub-Committee on 24th August, 2005 for the construction of 10 dwellings. This application is for the matters reserved at the outline stage including details of the siting, design and external appearance of the dwellings, means of access and landscaping of the site. The application proposes the construction of 7 three bedroom and 3 two bedroom detached and semi-detached dwellings.

**2. Policies**

2.1 PPG3 – Housing

2.2 South Herefordshire District Local Plan:

GD1	–	General Development Criteria
C13	–	Protection of Local Nature Conservation Areas
C44	–	Flooding
C17	–	Trees/Management
C45	–	Drainage
SH14	–	Siting and Design of Buildings
SH15	–	Criteria for New Housing Schemes
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
S3	–	Housing
DR1	–	Design
DR2	–	Land use and activity
DR3	–	Movement
DR4	–	Environment
DR7	–	Flood Risk
H1	–	Hereford and the market towns: settlement boundaries and established residential areas
H3	–	Managing the release of housing land
H13	–	Sustainable residential design
H14	–	Re-using previously developed land and buildings
H15	–	Density
H16	–	Car parking
NC1	–	Biodiversity and developments
NC4	–	Sites of local importance
T6	–	Walking
T7	–	Cycling

### 3. Planning History

- 3.1 CE2005/2124/O - Site for 10 dwellings. Outline Planning Permission approved 24th August, 2005.
- 3.2 CE2005/1514/O - Site for new residential housing (14 dwellings). Application withdrawn 27th June, 2005.
- 3.3 CE2004/1645/F - New pitch roof and chimney on existing building. Planning Permission refused 28th June, 2004.
- 3.4 SH960689/PO - Construction of 8 dwellings. Outline Planning Permission approved 1st August, 1996.
- 3.5 SH950523PF - Construction of residential development, associated garages, roads, drainage and landscaping. Planning Permission refused 8th November, 1995.

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 Environmental Agency: We object to the proposed development as the site lies within the historic footplain of Withy Brook and River Wye and is therefore considered to be a flood risk. No Flood Risk Assessment has been submitted in line with PPG25 and the Environment Agency standing advice. The concerns are that the proposed dwellings are not sustainable in that they may be located in the 1% flood plain. People and property would be put at an unacceptable flood risk and the appropriate minimum standard of defence including dry access and raised floor levels etc has not been demonstrated as part of a Flood Risk Assessment. The proposed raising of the ground levels and retaining wall along the boundary with Withy Brook is also not considered

acceptable as this would unacceptably increase flood risk elsewhere and impact upon flood flows contrary to PPG25.

In terms of surface water run off, we recommend that a sustainable urban drainage system including techniques such as soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands are used to reduce flood risk by attenuating the rate and quantity of surface water run-off from the site. These details are also required prior to determination of the application.

- 4.2 Welsh Water and Severn Trent have both commented raising no objection to the application subject to restrictions on foul and surface water drainage.

#### Internal Council Advice

- 4.3 Traffic Manager - The layout should be amended to a 2m wide footway, a 4.5m roadway and 1m service strip in place of the 1m footway. The footway should be at the back of the visibility splays at the junction with Holme Lacy Road. Dropped kerb crossing for pedestrians is also required at the junction. Parking of two spaces per property would be acceptable. The road and pavement surface should be black top rather than block paving.

Amended plans have been submitted addressing the above concerns and comments are awaited from the Traffic Manager on the amended plans.

- 4.4 Conservation Manager - no comments received.  
4.5 Forward Planning Manager - no comments received.

### **5. Representations**

- 5.1 In response to the amended plans Hereford City Council raise no objections subject to all the issues relating to the efficient drainage of the site being satisfactorily resolved.
- 5.2 Lower Bullingham Parish Council are concerned about the possibility of flooding particularly as the Environment Agency made a big fuss about the site approximately 150 yards away on higher ground. However, assuming that the levels specified by the Agency are correct they must take responsibility for any flooding that may occur. The only other comment is that the design of the Hatton house type appears to be a three storey structure with dormer windows in the roof space. In order to be in keeping with other dwellings, and to prevent overlooking of other properties in the area the Parish Council question whether this three storey design should be permitted.

Comments awaited on amended plans.

- 5.3 Three letters of comment/objection were received in response to the original submission. The main points raised were that the development would result in a loss of privacy, a loss of light, the three storey houses are not in keeping with the locality, the need for appropriate boundary treatment and the retention of trees.

As a result of the re-consultation exercise and amended plans no objections have been received.

- 5.4 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 principle of constructing ten dwellings on site has been established through the approval of outline planning permission last year. The two issues for consideration are therefore the layout, scale and design of the dwellings, and the impact on the amenity of neighbouring properties and secondly, the flood risk for the site.

### Layout and design of the development

- 6.2 The layout has largely been dictated by the position and orientation of existing properties surrounding the site. Along the eastern boundary, new dwellings are positioned parallel to existing properties in order to remove any possible overlooking, overbearing or loss of light issues. Elsewhere, the separation distances between existing and proposed dwellings along with the retention of all the native trees particularly along the Withy Brook boundary will ensure a satisfactory level of amenity is safeguard for existing properties to the south and west.
- 6.3 In response to concerns expressed by neighbours and the Parish Council, the scale of all the properties has been changed so as they are now all two-storey in height. The mix of properties has also been amended to introduce three two bedroom units and a broader range of property sizes in terms of floor area. Even the larger three bedroom properties are of a modest size (around 100 sq. metres) but are commensurate with the size of the site. Nine different house designs are proposed constructed from brick with concrete tiled roof, which will create an architecturally interesting residential environment whilst at the same time complimenting other developments in the locality. The Traffic Manager is generally happy with the parking and access arrangements, although minor changes to the footway width are required on the site frontage. The amended layout, scale, design, materials and mix of housing are now considered acceptable.

### Flood Risk

- 6.4 The other principle issue relates to the potential flood risk of the site, as it lies within flood zone 2. Although the Environment Agency did not formally object at the outline stage, negotiations are on-going with the Environment Agency to overcome their current concerns. These measures include the raising of slab levels of each of the dwellings so as they are 600mm higher than the highest predicted flood level for the site, allowing for a further 30% climate change flood risk, the availability of an alternative means of access/escape in the event of flood and the removal of the raised ground levels adjacent to Withy Brook. A formal response is awaited from the Environment Agency on the amended proposals but it is anticipated that the above measures will be sufficient to overcome their objection. Surface water drainage details have also now been provided and are currently being assessed. Therefore, subject the flooding issue being satisfactorily resolved, the development is considered acceptable in accordance with the relevant development plan policies.

**RECOMMENDATION**

Subject to there being no objection from the Environment Agency by the end of the re-consultation period 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 A06 (Development in accordance with approved plans).

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

**Informatives:**

- 1 N09 - Approval of Reserved Matters
- 2 N15 - Reason(s) for the Grant of PP/LBC/CAC

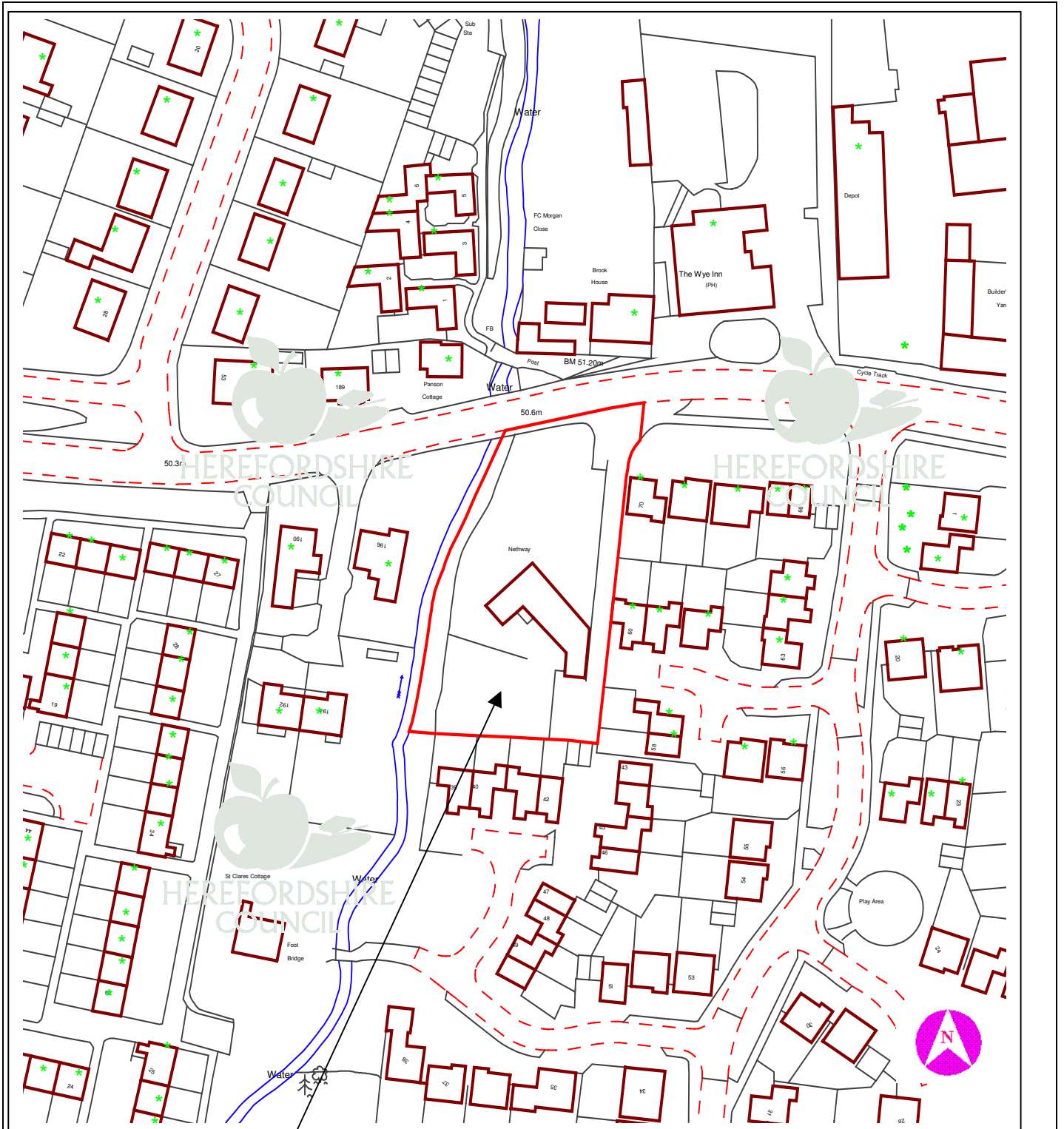
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCE2006/0212/RM

**SCALE :** 1 : 1250

**SITE ADDRESS :** Nethway, Holme Lacy Road, Lower Bullingham, Hereford, HR2 6EE

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