

6 DCSE2006/0179/O - SITE FOR ERECTION OF DETACHED DWELLING WITH DOUBLE GARAGE AT LAND ADJACENT TO MOORCROFT, GORSLEY, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7SJ.

For: Mr. & Mrs. Kiddle per A. Wadley, Total Design, Hillview, Gloucester Road, Upleadon, Newent, GL18 1EJ.

Date Received: 20th January, 2006 Ward: Penyard Grid Ref: 67400, 26166

Expiry Date: 17th March, 2006

Local Member: Councillor H. Bramer

1. Site Description and Proposal

- 1.1 Moorcroft a "recently" constructed dwelling, is located between Manse Lane, a single width road, and the B4221. The Roadmaker Inn and car park is to the west. The site is located in the settlement of Gorsley as shown on Inset Map 28 in the South Herefordshire District Local Plan.
- 1.2 This is an outline application for a dwelling and double garage that will be located in the garden on the west side of Moorcroft. The application reserves all matters except means of access and siting for future consideration. Access, and turning area, is proposed off Manse Lane. The dwelling is shown to be sited in line with Moorcroft. Foul drainage is to be disposed of to a new treatment plant.
- 1.3 The site is some 679 sq.m. (0.06ha), 15 m wide and depth of some 43 m. Hedging defines the northern and southern boundaries. A wooden panel fence runs along the western boundary.

2. Policies

2.1 Planning Policy Guidance

PPS1	-	Delivering Sustainable Development;
PPG3	-	Housing;
PPS7	-	Sustainable Development in Rural Areas; and
PPG13	-	Transport.

2.2 Hereford and Worcester County Structure Plan

Policy H16A	-	Housing in Rural Areas Development Criteria
Policy H18	-	Residential Development in Rural Settlements
Policy CTC9	-	Development Criteria.

2.2 South Herefordshire District Local Plan

Policy GD1	-	General Development Criteria
Policy C.2	-	Settlement Boundaries

Policy SH7	-	Residential Proposal Sites in Larger Villages
Policy SH8	-	New Housing Development Criteria in Larger Villages
Policy SH14	-	Siting and Design of Buildings
Policy SH15	-	Criteria for New Housing Schemes
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 S6	-	Transport
Policy DR1	-	Design
Policy DR4	-	Environment
Policy H4	-	Main Villages: Settlement Boundaries
Policy H5	-	Main Villages: Housing Land Allocations
Policy H13	-	Sustainable Residential Design
Policy H14	-	Re-using Previously Development Land and Buildings
Policy H15	-	Density

3. Planning History

3.1 None.

4. Consultation Summary

Statutory Consultations

4.1 Severn Trent Water - no objection subject to condition.

Internal Council Advice

4.2 Traffic Manager - no objection.

5. Representations

5.1 Linton Parish Council:

The Council does not support this application. Although the site is within the settlement boundary the access will be onto a very narrow country lane, further residential development of this site may be considered cramming and out-of-keeping with the spacious character of this part of the village. We believe that development may be contrary to policies GD1 and SH8 which states "It should not be interpreted that the drawing of a boundary around, for instance a large garden, indicates that housing development is acceptable within that garden."

The full text of these letters can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

6.1 Moorcroft is located in the larger settlement of Gorsley as shown on Inset Map No. 28 in the South Herefordshire District Local Plan. Gorsley is also a main village in the

Herefordshire Unitary Development Plan (Revised Deposit Draft), the site falls within settlement boundary shown on Inset Map 19a.

- 6.2 Policy SH8 deals specifically with housing in larger settlements setting a criterion for consideration; size, scale and character of the settlement or location, and will not adversely affect its setting leading to cramming. The site is the side garden of Moorcroft laid out as lawn with shrub planting to borders. This part of the village area is characterised by large houses set in large gardens. It is considered there is sufficient space to accommodate the proposal so that it will not appear as cramming or harmful to the character of the area in that it will integrate well with the existing pattern of the village.
- 6.3 Access will be onto Manse Lane, which, the Traffic Manager considers acceptable so as not to compromise matters of highway safety.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 A02 (Time limit for submission of reserved matters (outline permission))**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
- 2 A03 (Time limit for commencement (outline permission))**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
- 3 A04 (Approval of reserved matters)**
Reason: To enable the local planning authority to exercise proper control over these aspects of the development.
- 4 A05 (Plans and particulars of reserved matters)**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
- 5 A09 (Amended plans)**
Reason: To ensure the development is carried out in accordance with the amended plans.
- 6 Prior to the commencement of development, details of the disposal of surface water and foul sewerage shall be submitted to and approved in writing by the local planning authority and the works shall only be carried out in accordance with those details.**
Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.
- 7 H05 (Access gates)**
Reason: In the interests of highway safety.

8 H12 (Parking and turning – single house)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Informatives:

- 1 HN01 (Mud on highway)**
- 2 HN05 (Works within the highway)**
- 3 HN10 (No drainage to discharge to highway)**
- 4 HN22 (Works adjoining highway)**
- 5 N15 - Reason(s) for the Grant of Planning Permission.**

Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.

