

9 DCSE2006/0637/O – ERECTION OF A DWELLING, PLOT IN GARDEN OF BALLARD LODGE, 39 EASTFIELD ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5JZ.

For: Mr. L. Marshall per Mr. C. Goldsworthy, 85 St Owen Street, Hereford, HR1 2JW.

Date Received: 2nd March, 2006

Ward: Ross-on-Wye East

Grid Ref: 59780, 23200

Expiry Date: 27th April, 2006

Local Members: Councillor Mrs. C.J. Davis and Councillor Mrs. A.E. Gray

1. Site Description and Proposal

- 1.1 The site is located on the east side of Walford Road (Class II B4234) some 800 metres south of Ross-on-Wye town centre. It comprises part of the curtilage of Ballard Lodge, which is a detached modern bungalow.
- 1.2 The 0.1 hectare site is rectangular in shape with a frontage onto the Walford Road and Eastfield Road. It is primarily lawned and is currently screened from Walford Road by a stone wall, panelled fence and a significant number of mature trees to the western and southern boundaries of the site. The land levels within the site are higher than those on the adjacent roadside.
- 1.3 The site is within the settlement boundary of Ross-on-Wye in the Wye Valley Area of Outstanding Natural Beauty and immediately adjacent to the Conservation Area.
- 1.4 Outline planning permission is sought for the erection of a single dwelling in the western side of the garden of Ballard Lodge. Details of the siting and proposed access have been submitted for consideration. Details of the design, external appearance and landscaping have been reserved for future consideration.
- 1.5 The access is proposed onto the Walford Road at the most northern point of the application site. The dwelling is proposed to be sited in the centre of the application site with a proposed garage to the north of the site.

2. Policies

2.1 Planning Policy Guidance and Statements

PPS1	-	Delivering Sustainable Development
PPG3	-	Housing
PPG13	-	Transport
PPG15	-	Planning and the Historic Environment

2.2 Hereford and Worcester County Structure Plan

Policy CTC1	-	Areas of Outstanding Natural Beauty
Policy CTC9	-	Development Criteria
Policy H.16A	-	Housing in Rural Areas
Policy H.18	-	Housing in Rural Areas Outside the Green Belt

2.3 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy C.23	-	New Development affecting Conservation Areas
Policy C40	-	Essential Services
Policy C43	-	Foul Sewerage
Policy SH.5	-	Housing Land in Ross-on-Wye
Policy 3	-	Infill Sites for Housing
Policy 16	-	Conservation Areas

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy DR1	-	Design
Policy H1	-	Hereford and Market Towns: Settlement boundaries and established residential areas
Policy H14	-	Re-using previously developed land and buildings

3. Planning History

- 3.1 SH891453PO Erection of a dwelling at Ballard Lodge, Eastfield Road, Ross-on-Wye, Herefordshire - Approved 04.10.89
- DCSE2005/3821/O Site for erection of a dwelling at garden of Ballard Lodge, Eastfield Road, Ross-on-Wye, HR9 5JZ - Refused 18.01.05

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water – comments are awaited.

Internal Council Advice

- 4.2 The Traffic Manager has provided the following comments on the application:

Provision should be made for a singular access onto the highway, Walford Road (B4234). Visibility splays (of 2m x 60m) appear achievable within the site frontage and existing highway/footway however, the proposed access will have to be located at least 12 metres (centre line) from the northern site boundary.

Additional conditions are recommended.

- 4.3 The Conservation Manager has provided the following comments on the application:

“You will be aware of my comments regarding the previous application and my concerns regarding the impact of this proposal on the adjacent conservation area and the approach to it. Previously I noted that its western boundary to Walford Road shares with the conservation area beyond the characteristics of hedgerow and trees

and sandstone walling. We now have some information regarding the proposed access and 'break' in the bank and hedgerow frontage of some 9 metres. Previously I noted that the levels could also be an issue with this site being much higher than the pavement. Bearing in mind this latter fact relative height and impact of proposed bungalow could be an issue."

5. Representations

5.1 Ross-on-Wye Town Council are hesitant about aspects of the development and make the following comment:

The proposed development extends beyond the building line and alters the line of Walford Road. Access was close to an extremely busy junction and it was also considered to be overdevelopment of the site.

5.2 A letter of representation has been received from Professor H.H Rosenbrock of Linden, Walford Road, Ross-on-Wye, HR9 5PQ. The main points raised are:

- The plan in the re-application clarifies what is intended, and the previous objections remain
- The original screen of foliage on the steep land adjoining Walford Road has been allowed to deteriorate, and is no longer effective. It is replaced in part by planting further from Walford Road: mature twin conifer trees shown on the plan, and (not shown on the plan) a mature sycamore, two half grown conifers and various smaller trees. These need to be retained, and the quarter acre mentioned in the application is thereby much reduced.
- A consequence of the restriction of the area described above is that the proposed new bungalow is too near Ballard Lodge to allow screening vegetation between them, which would obstruct light to both buildings. The built up-area comprising a drive, standing for three cars, footpaths and new bungalow, together with Ballard Lodge, would therefore take on an urban appearance out of keeping with the conservation area.

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 In assessing the proposal it is appropriate to consider the character and pattern of existing development in the locality and of the site itself. This section of Walford Road is a well-established and mature residential suburb, which is interspersed with some commercial uses. The built form consists of primarily detached dwellings that are large in scale and set within spacious and well-landscaped grounds. The presence of trees, shrubs and hedgerows along Walford Road are an important and attractive feature of the area and the approach into the town centre.

The main issues for consideration are:

- Whether the proposal is acceptable in principle in this location
- Whether the proposed siting and access are acceptable
- The impact of the proposal on the Conservation Area
- The impact of the proposal on residential amenity

- 6.2 The site is located within the identified settlement boundary of Ross-on-Wye in an established residential area, where new residential development is acceptable in principle, subject to meeting the requirements set out in Policy GD.1 and Policy 3 of the South Herefordshire District Local Plan. These policies aims to protect the character of the area, the amenities of neighbouring residents, and ensure adequate parking and access arrangements can be achieved.
- 6.3 The application site is the enclosed garden to Ballard Lodge where it is proposed to erect a dwelling to the west of the property. The proposed dwelling is sited forward of other dwellings on Walford Road such that it would appear prominent and intrusive in the street scene which would be detrimental to the character of the surrounding area. The proposal would also lead to a reduction in amenity space to Ballard Lodge making it uncharacteristic of the area.
- 6.4 The site is currently screened from Walford Road by a stone wall, panelled fence, hedge and a significant number of mature trees within the grounds of Ballard Lodge. The garden is elevated above the Walford Road. The Traffic Manager has no objection to the creation of an access onto the Walford Road, subject to conditions. However, the centre line of the proposed access would need to be relocated approximately 12 metres from the northern boundary to achieve satisfactory visibility along the Walford Road. This would interfere with the proposed siting of the dwelling and would result in the removal of two mature conifer trees that are proposed to be retained.
- 6.5 The creation of an access onto the Walford Road would require significant excavation of the bank. The significant excavation and removal of the existing boundary treatment would introduce a gap in this established feature and would result in harm to the appearance of the street scene in this location and would adversely affect the setting and character of the immediately adjoining Conservation Area.
- 6.6 The restricted width of the site and the proposed siting of the dwelling means that there may be an issue of overbearing of the private amenity space of the dwelling 'Ballard Lodge'.
- 6.7 It is noted that outline planning permission for the erection of a dwelling on the site was approved on 4th October 1989. This permission expired in 1994. The current local plan was adopted in 1999 and therefore the current proposal should be considered in the light of current policy and practice. In addition, It is considered that this application does not overcome the previous planning refusal dated 18th January, 2006.

RECOMMENDATION

That planning permission be refused for the following reason:

- 1 Having regard to Policies GD.1, C.22 and C.23 within Part 1 of the South Herefordshire District Local Plan and Policy 3 within Part 3 of the South Herefordshire District Local Plan a proposed dwelling on this site is considered to be an unacceptable form of development.**

The erection of a dwelling, due to its position and the creation of a vehicular access, would appear both prominent and intrusive in the street scene of Walford Road and would adversely affect the character of the adjacent Conservation Area. In addition, it is likely that the erection of a dwelling would have an adverse impact on the amenity of the adjoining dwelling.

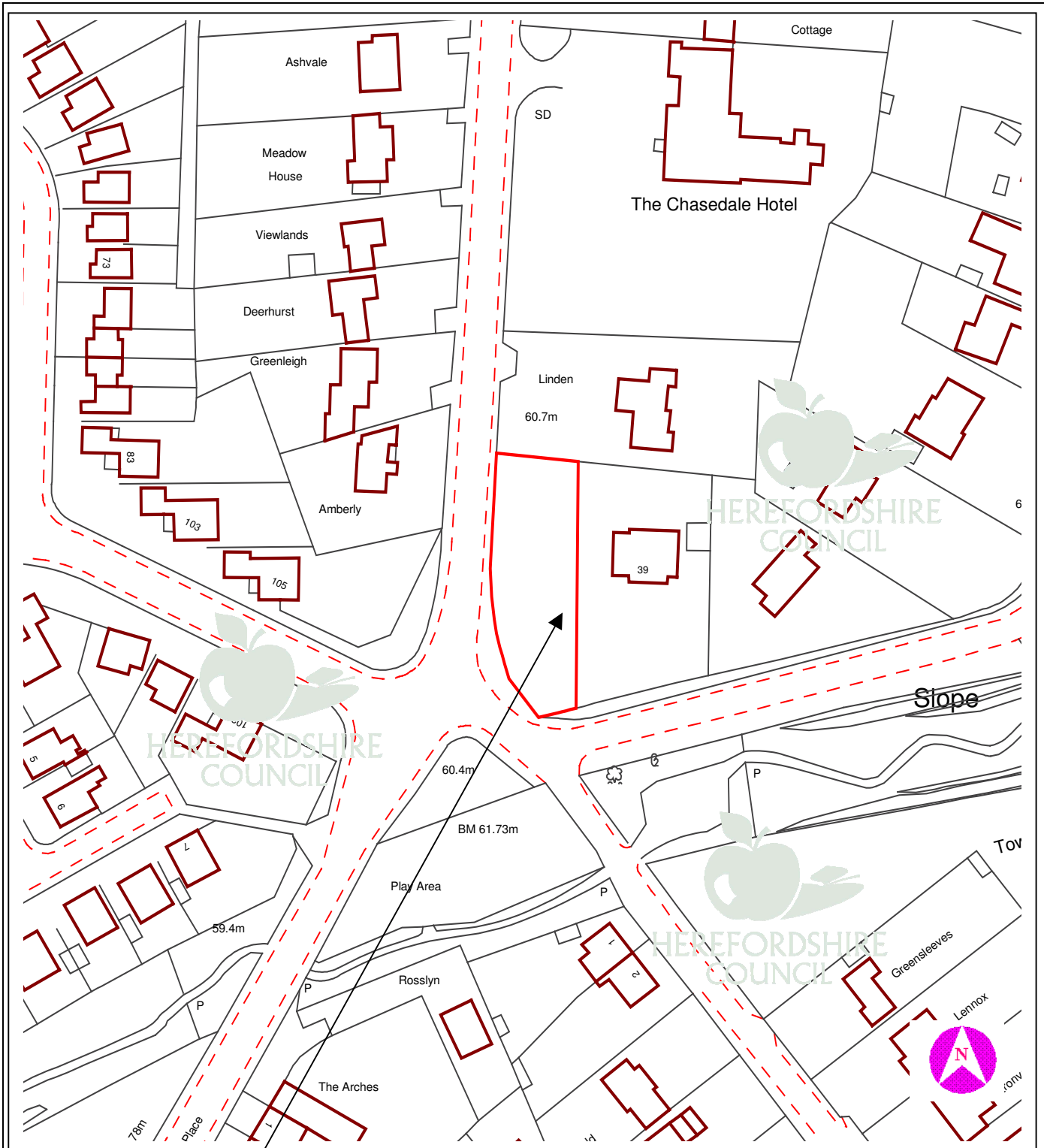
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/0637/O

SCALE : 1 : 1250

SITE ADDRESS : Ballard Lodge, 39 Eastfield Road, Ross-on-Wye, Herefordshire, HR9 5JZ

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