

**6 DCSE2006/0884/O - SITE FOR ERECTION OF ONE DWELLING AND ONE BUNGALOW, LAND ADJ. 2 THE MOORS, HILDERSLEY, ROSS-ON-WYE, HR9 7NQ.****For: Mr. & Mrs. Thomas per Paul Smith Associates,  
Chase View House, Merrivale Road, Ross-on-Wye,  
Herefordshire, HR9 5JX.****Date Received: 21st March, 2006 Ward: Ross-on-Wye East Grid Ref: 60975, 24414****Expiry Date: 16th May, 2006**Local Members: Councillor Mrs. C.J. Davis  
Councillor Mrs. A.E. Gray**1. Site Description and Proposal**

- 1.1 Site is an unused area of land enclosed by a wooden post and rail fence located on the east side of Onslow, 2 The Moors, an extended semi-detached house, that is on the north side of a narrow road that leads to Marsh Farm from the A40. Magpies is opposite, and open farmland is to the rear.
- 1.2 The site is located within the settlement boundary of Ross-on-Wye as shown in the South Herefordshire District Local Plan.
- 1.3 The site is approximately 0.1ha, roughly triangular in shape with a 40metre frontage.
- 1.4 This is an outline application for the erection of a house and a bungalow. The application reserves all matters except siting and means of access for future consideration. Foul drainage will be disposed of to individual septic tanks that will be located in the rear gardens of the proposed dwellings.

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

PPS.1	-	Delivering Sustainable Development
PPG.3	-	Housing
PPG.13	-	Transport

**2.2 Hereford and Worcester County Structure Plan**

Policy H.16	-	Ross and Rural Sub-Area
Policy H.16A	-	Housing in Rural Areas Development Criteria
Policy H.18	-	Housing in Rural Areas
Policy CTC.9	-	Development Criteria

**2.3 South Herefordshire District Local Plan**

Policy GD.1	-	General Development Criteria
Policy C.2	-	Settlement Boundaries

Policy SH.1	-	Housing Land Supply
Policy SH.5	-	Housing Land in Ross-on-Wye
Policy SH.9	-	Balance of Housing Types
Policy SH.14	-	Siting and Design of Buildings
Policy C.44	-	Flooding
Policy T.3	-	Highway Safety Requirements
Policy T.4	-	Highway and Car Parking Requirements
Policy 2	-	New Housing Developments
Policy 3	-	Infill Sites for Housing

## 2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S.1	-	Sustainable Development
Policy S.2	-	Development Requirements
Policy S.3	-	Housing
Policy S.6	-	Transport
Policy DR.1	-	Design
Policy DR.2	-	Land Use and Activity
Policy DR.3	-	Movement
Policy DR.7	-	Flood Risk
Policy H.1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
Policy H.13	-	Sustainable Residential Design
Policy H.14	-	Re-using Previously Developed Land and Buildings
Policy H.15	-	Density
Policy CF.2	-	Foul Drainage

## 3. Planning History

3.1 None.

## 4. Consultation Summary

### Statutory Consultations

4.1 Environment Agency - No reply received at time of report.

4.2 Hyder - No objection.

### Internal Council Advice

4.3 Traffic Manager - Recommends that any permission includes condition H12

## 5. Representations

5.1 Ross Rural Parish Council - No reply received at time of report.

5.2 Letters have been received from:

Mr. and Mrs. A.D. Hunter, 3 Haresfield, Hildersley, Ross-on-Wye  
Mr. and Mrs. G.E. Jackson, Marsh Farm, Hildersley, Ross-on-Wye  
Mr. Naughton, Magpies, Marsh Farm Lane, Hildersley, Ross-on-Wye

The main points raised:

- The access road from the A40 to the site is single track and vehicles frequently have to reverse to allow oncoming vehicles to pass, the proposal will add to the problem.
- There are no footpaths
- The development should be restricted to 2 bungalows
- A house immediately to the rear of our bungalow would adversely affect our enjoyment of our property
- The site is low lying and was flooded in 2002
- It should be for one dwelling only.

5.3 The applicant has said:

- The site lies within the settlement boundary of Ross as defined in the South Herefordshire District Local Plan
- As such the principle of development is acceptable under policy C.2
- The application accords fully with the thrust of central government planning advice, principally PPG3 Housing in that it entails the use of previously developed land in a highly sustainable location within easy reach of the full range of community facilities, public transport and employment opportunities
- In site specific terms the composition and layout of the proposed development pays appropriate attention to site characteristics, its position at the edge of settlement and neighbouring properties
- It is proposed to erect a house on plot 1, and a bungalow on plot 2
- This allows for an appropriate gradation of built form along the lane as well as retaining the open aspect of a neighbouring property upon the open countryside.

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 The site is located within the identified settlement of Ross-on-Wye adjacent to an established residential area where housing development is acceptable in principle subject to meeting the requirements set out in Policy GD.1 and Policy 3 in the South Herefordshire District Local Plan. These policies aim to protect the character of the area; the amenities of neighbours and to ensure adequate parking and access arrangements can be achieved.
- 6.2 The site is part of a large garden to Onslow a semi-detached house. It is considered the siting of the proposed dwellings will reflect the pattern of development in the locality without causing harm to the amenity of neighbours.
- 6.3 Access to the site will be off a long narrow tarmac surfaced road that leads to Marsh Farm from the A40. The road provides access to other residential development in the locality including Harefields a cul-de-sac of 12 dwellings. The Traffic Manager considers the road to be suitable in its width and construction to serve the proposal without compromising 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. **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.**

**Informative(s):**

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

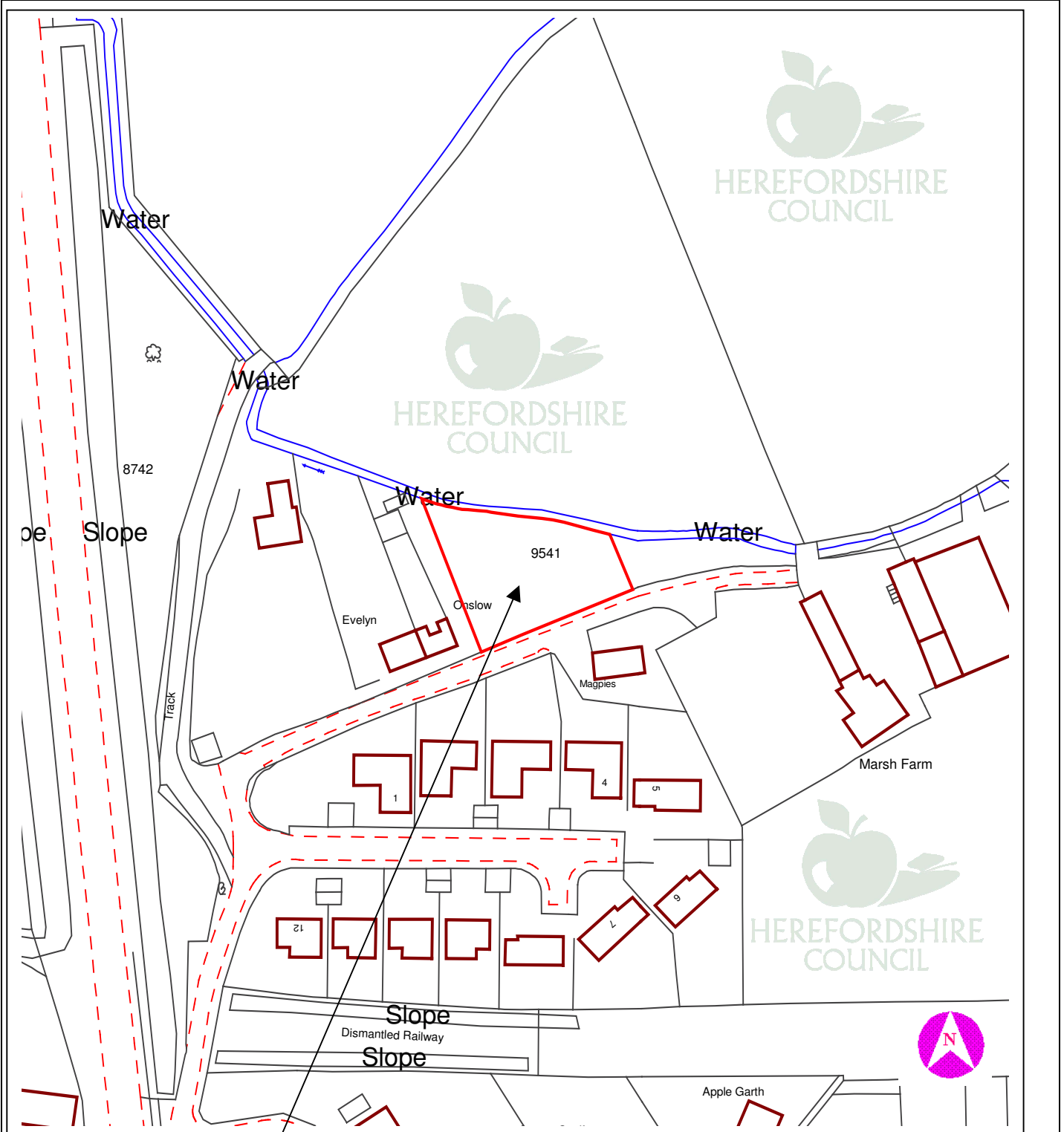
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSE2006/0884/O

**SCALE :** 1 : 1250

**SITE ADDRESS :** Land adj. 2 The Moors, Hildersley, Ross-on-Wye, Herefordshire, HR9 7NQ

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