

7 DCSE2006/0582/F - PROPOSED DWELLING, LAND IN THE GARDEN OF THE ORCHARD, BRIDSTOW, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6AJ.

For: Mr. M. Middlecote per Mr. C. Goldsworthy, 85 St Owens Street, Hereford, HR1 2JW.

Date Received: 23rd February, 2006 **Ward: Llangarron** **Grid Ref: 58438, 24408**

Expiry Date: 20th April, 2006

Local Member: Councillor Mrs. J.A. Hyde

1. Site Description and Proposal

- 1.1 The Orchard is located on the northwestern side of Bannutree Lane some 100 metres south its junction with the A49, within the smaller settlement of Bridstow. The site forms part of the large rear garden.
- 1.2 This is a full application that proposes a 3-bedroomed dwelling that will be located close to the rear boundary of The Orchard, with vehicular access onto Bannutree Lane.

2. Policies

2.1 Planning Policy Guidance

PPS.1	-	Delivering Sustainable Development
PPG.3	-	Housing
PPS.7	-	Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan

Policy H.16A	-	Housing in Rural Areas Development Criteria
Policy H.18	-	Housing in Rural Areas
Policy CTC.1	-	Development in Areas of Outstanding Natural Beauty
Policy CTC.9	-	Development Criteria

2.3 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy C.5	-	Development within Areas of Outstanding Natural Beauty
Policy SH.10	-	Housing in Smaller Settlements
Policy SH.14	-	Siting and Design of Buildings
Policy SH.15	-	Criteria for New Housing Schemes
Policy T.3	-	Highway Safety Requirements

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 S.7	-	Natural and Historic Heritage
Policy DR.1	-	Design
Policy DR.2	-	Land Use and Activity
Policy H.6	-	Housing in Smaller Settlements
Policy LA.1	-	Areas of Outstanding Natural Beauty

3. Planning History

- 3.1 DCSE2005/0651/O Bungalow and access - Refused 25.04.05
DCSE2005/1640/O Bungalow and access - Approved 03.08.05

4. Consultation Summary

Statutory Consultations

- 4.1 Hyder - Recommends conditions.

Internal Council Advice

- 4.2 Traffic Manager - Recommends that any permission include conditions H.01, H.05, H.06 and H.12.

5. Representations

- 5.1 Bridstow Parish Council - We feel this application is out of keeping with all surrounding properties and contrary to the outline planning permission, which was for a bungalow.

6. Officer's Appraisal

- 6.1 The principle of residential development within the rear garden of The Orchard, albeit for a bungalow, has been established, application DCSE2005/1640/O refers. This site is larger than that on the outline permission.
- 6.2 This application proposes a house that will be located close to the rear boundary of The Orchard. The proposal has been designed so as to reflect the scale of nearby dwellings, and will be orientated so as not overlook neighbours.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

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. B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

3. H01 (Single access - not footway)

Reason: In the interests of highway safety.

4. H05 (Access gates)

Reason: In the interests of highway safety.

5. H06 (Vehicular access construction)

Reason: In the interests of highway safety.

6. 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.

7. W01 (Foul/surface water drainage)

Reason: To protect the integrity of the public sewerage system.

8. W02 (No surface water to connect to public system)

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

9. W03 (No drainage run-off to public system)

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

Informative(s):

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

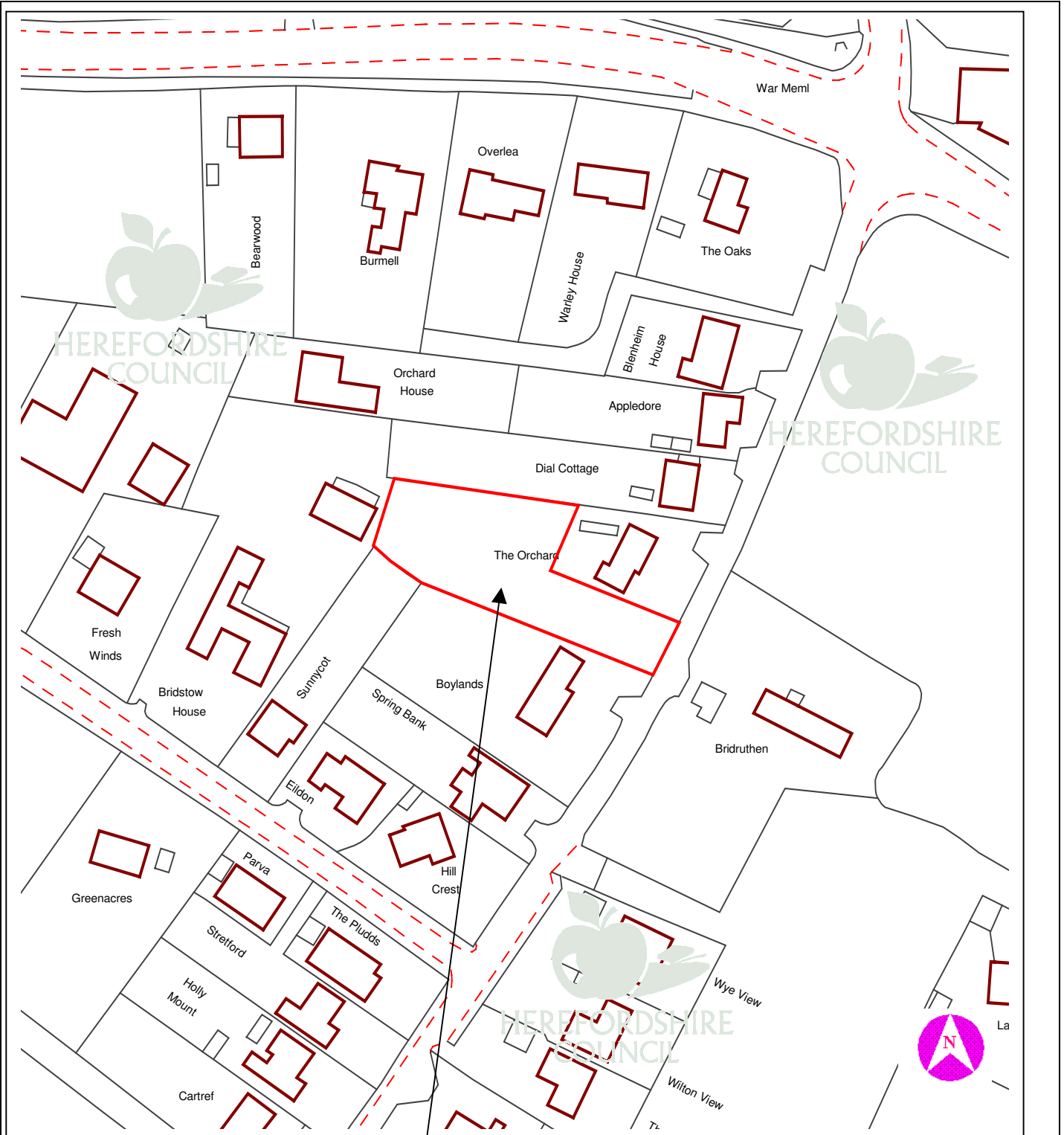
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/0582/F

SCALE : 1 : 1250

SITE ADDRESS : Land in the garden of The Orchard, Bridstow, Ross-on-Wye, Herefordshire, HR9 6AJ

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