

**17 DCCW2006/1071/O - PROPOSED DWELLING AND GARAGE AT LAND TO REAR OF STONEY CROFT, MARDEN, HEREFORD, HR1 3DX****For: Mr. & Mrs. Stevens per John Phipps, Bank Lodge, Coldwells Road, Holmer, Hereford, HR1 1LH****Date Received: 28th March, 2006      Ward: Sutton Walls      Grid Ref: 52503, 47705****Expiry Date: 23rd May, 2006**

Local Member: Councillor J.G.S. Guthrie

**1. Site Description and Proposal**

- 1.1 Stoney Croft is located on the northern side of Walkers Green at its junction with the Sutton St. Nicholas to Bodenham road in the village of Marden. Stoney Croft is a one and half storey dwelling with twin gables. Two large dwellings are located to the rear, Mo-I-Rana and Berbsholme and Stoney Cross, an extended detached dormer bungalow is located to the east.
- 1.2 The proposal is to construct a dwelling and garage on the rear garden with access off Walkers Green. The application is in outline form with only the principle of development and access for consideration at this stage.
- 1.3 The access would be between Mo-I-Rana and Stoney Croft which is an existing access used by Stoney Croft.
- 1.4 The site is contained within the settlement boundary for Marden as identified in both the South Herefordshire District Local Plan and Herefordshire Unitary Development Plan (Revised Deposit Draft).

**2. Policies****2.1 South Herefordshire District Local Plan:**

|             |   |   |
|-------------|---|---|
| Policy C2   | - | Settlement Boundaries                               |
| Policy SH6  | - | Housing Development 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 GD1  | - | General Development Criteria                        |

**2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):**

|            |   |                          |
|------------|---|--------------------------|
| Policy S1  | - | Sustainable Development  |
| Policy S2  | - | Development Requirements |
| Policy S3  | - | Housing                  |
| Policy DR1 | - | Design                   |
| Policy DR2 | - | Land Use and Activity    |
| Policy DR4 | - | Environment              |

Policy H4 - Main Villages

### **3. Planning History**

3.1 No recent planning history.

### **4. Consultation Summary**

#### Statutory Consultations

4.1 Welsh Water recommends conditions.

#### Internal Council Advice

4.2 Traffic Manager recommends conditions.

### **5. Representations**

5.1 Marden Parish Council: "Marden Parish Council is opposed to this application because the access is on a dangerous bend of a narrow road, the proposed dwelling would be obtrusive in the area and cannot be regarded as infill. There are doubts as to whether the existing sewerage system would be able to cope with the additional load."

5.2 Four letters of objection have been received from:

D.G. Watkins, Berbsholme, Marden.

Mr. & Mrs. C.M. Edge, Mo-I-Rana, Walkers Green, Marden.

Dr. T.W. Poole, Stoney Cross, Marden.

E. Harrhy, 22 Walkers Green, Marden.

The main points raised are:-

1. Access and egress in on a dangerous bend and pruning of trees is unlikely to make the junction better.
2. Loss of privacy if a two storey dwelling is constructed due to the position of surrounding dwellings.
- 3 The dwelling will be in a back garden in a "landlocked" situation with access skink the flank and rear of adjoining house.
4. The new dwelling will be overlooked by the surrounding houses.
5. A number of trees will have to be felled.
6. Connection to the main sewer will require a pump.
7. It will not be affordable.
8. A single storey dwelling would have less impact.
9. Consent would set a precedent for further development.

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 This site is located within the settlement boundary for Marden as identified in both the South Herefordshire District Local Plan and Herefordshire Unitary Development Plan. Therefore the principle of residential development is accepted subject to criteria relating to access and impact on adjoining dwellings.

### Access

- 6.2 The proposal is to use the access off Walkers Green which at present has substandard visibility southeast towards the junction with the Bodenham Road. However the access details include a new visibility line across the garden to the side of Stoney Croft which will not only improve the access splay to the proposed site but also visibility to the second access serving Stoney Croft. Members will note that the Traffic Manager raises no objection to the improved access.

### Impact on Adjoining Dwellings

- 6.3 Due to the juxtaposition of adjoining dwellings a well sited and designed dwelling will not detrimentally impact on the adjoining dwellings which are of two storey scale to the west and one and a half storey to the south and east.
- 6.4 The concerns of adjoining residents are noted and it is considered that a single storey dwelling would reduce any potential impact through overlooking. In this respect the size of the plot is such that a single storey dwelling can easily be accommodated and conditioned.
- 6.5 The access drive will pass between Stoney Croft and Mo-I-Rana, however Mo-I-Rana has a blank wall (former garage) adjacent to the driveway and as such any impact on residential amenity will be reduced to an acceptable level.

### Conclusion

- 6.6 The site is located within the settlement boundary and improvements to the access will also provide an improve access and increased highway safety. The impact on neighbours has been assessed and subject to a condition restricting the development to single storey the proposal is considered acceptable.

## RECOMMENDATION

**That outline 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. E13 (Restriction on height of building).**

**Reason: To safeguard the character and amenities of the locality.**

**6. H03 (Visibility splays).**

**Reason: In the interests of highway safety.**

**7. 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. HN22 - Works adjoining highway.**

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

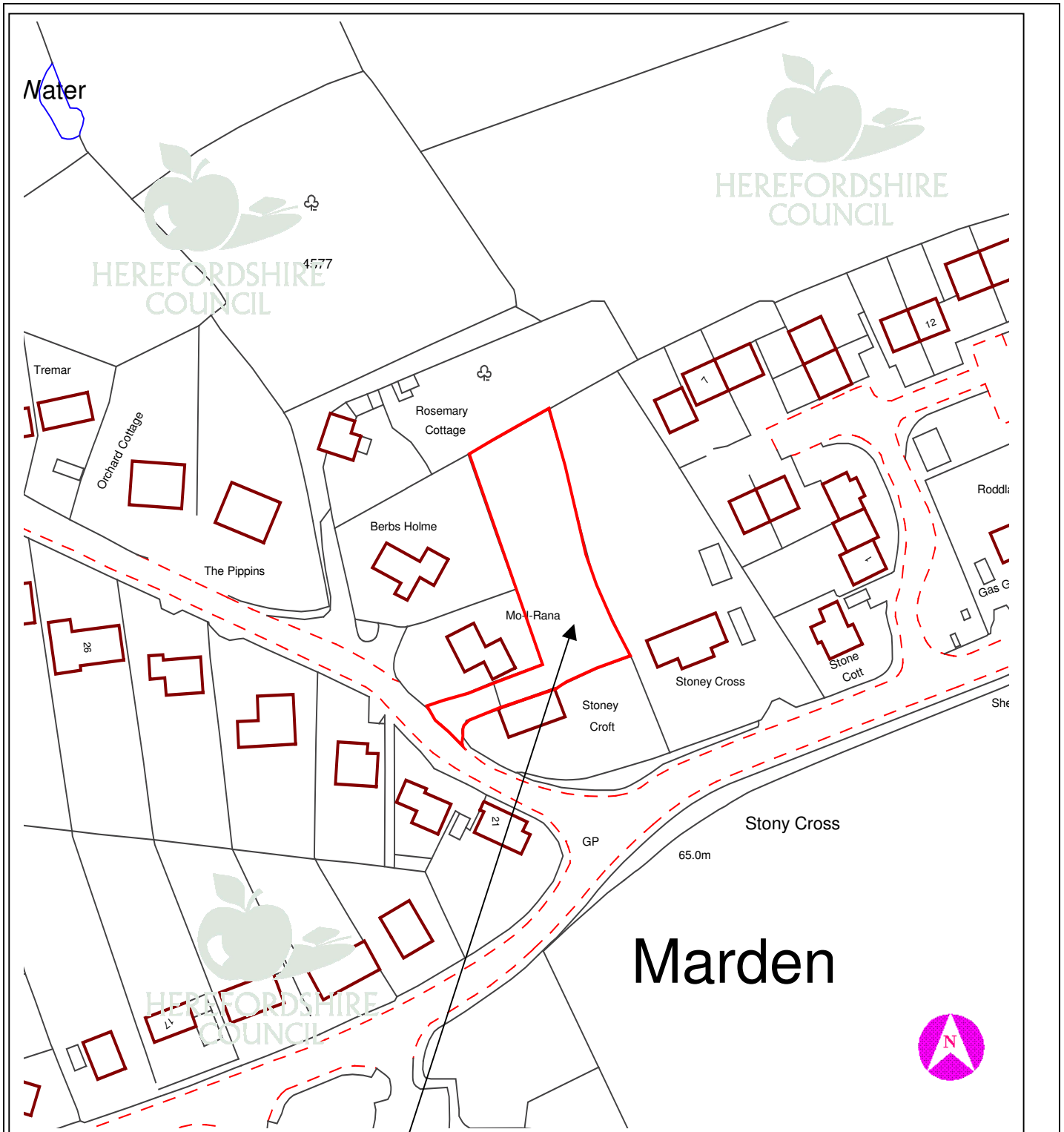
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCW2006/1071/O

**SCALE :** 1 : 1250

**SITE ADDRESS :** Land to rear of Stoney Croft, Marden, Hereford, HR1 3DX

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