

9 DCSW2006/1086/F - CONSTRUCTION OF A DWELLING AND A DETACHED GARAGE. (RELATING TO SW2003/0351/O) ST. GABRIELS, MUCH BIRCH, HEREFORDSHIRE, HR2 8HY.

**For: Mr. S. Veale per Mr. J. Clarke JCA Designs Ltd,
2 Abbey Terrace, Tewkesbury, Gloucester, GL20 5SP**

Date Received: 10th April, 2006

Ward: Pontrilas Grid Ref: 51318, 29756

Expiry Date: 5th June, 2006

Local Member: Councillor G.W. Davis

1. Site Description and Proposal

- 1.1 The site is defined within the settlement boundary of Much Birch and within a designated Area of Great Landscape Value. St. Gabriels is a large detached dwelling of part stone, render and brickwork under concrete tiling with dormers to the rear, set within large grounds with scattered outbuildings and small pond. It is located on the northern side of the A49 trunk. The northern boundary provides high hedging screening St. Gabriels from view. Further hedging and trees edge the south-eastern and north-eastern boundaries. Open fields are to the northern boundary of the site. An unadopted highway lies to the eastern boundary serving five properties.
- 1.2 This is a full application that proposes a 4-bedroomed dwelling with detached single garage within part of the garden of St. Gabriels, approximately 24 metres to its east. The parcel of land is rectangular in shape widening from 35m from the south-west boundary to 40m to the south-east boundary and approximately 19m wide. Vehicular access is to be via the unadopted track to the east of the site, served via the A49 trunk road. The dwellinghouse and garage will be positioned horizontally across the site within 0.5m from the western boundary and the garage will abut the eastern boundary. It is to be constructed of red brown facing brick and red brown plain tiles.

2. Policies

2.1 Planning Policy Guidance

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

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.2	-	Development in Areas of Great Landscape Value
Policy CTC.9	-	Development Criteria

2.3 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy C.2	-	Settlement Boundaries
Policy C.8	-	Development within Areas of Great Landscape Value
Policy SH.10	-	Housing in Smaller Settlements
Policy SH.14	-	Siting and Design of Buildings
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 DR.1	-	Design
Policy DR.2	-	Land Use and Activity
Policy H.6	-	Housing in Smaller Settlements
Policy H.13	-	Sustainable Residential Design

3. Planning History

3.1	SH800204PF	Use of land as a site for a caravan during building work on cottage	-	Approved 16.04.80
	SH840825PF	Replacement of defective building with a new double garage	-	Approved 06.11.84
	SW2001/3321/O	Site for erection of 1 no. dwelling	-	Refused 05.02.02
	SW2003/0351/O	Erection of 2/3 bedroom bungalow with garage	-	Approved 28.03.03
	SW2006/0877/O	Erection of 2/3 bedroom bungalow with garage (renewal of SW2003/0351/O)	-	Approved 02.05.06
	SW2006/0936/RM	Erection of 3 bedroom bungalow with garage	-	Approved 17.05.06

4. Consultation SummaryStatutory Consultations

4.1 Highways Agency - no objections to the proposal.

Internal Council Advice

- 4.2 The Traffic Manager does not object to the proposal and suggests conditions relating to 45 degree visibility splays onto the unadopted track. The unadopted track provides a public footpath MB14, which would be affected by the proposal. However, the Traffic Manager states that the residents of the new dwelling should have lawful authority to drive over the public footpath.
- 4.3 Forward Planning Manager comments:-

"The principle of an appropriately designed and scaled dwelling has already been established on the site (LPA Ref: SW2003/0351/O) and suggests policies within the revised Unitary Development Plan can be given considerable weighting".

5. Representations

- 5.1 Much Birch Parish Council opposes the application due to size. A modest bungalow, as originally proposed, would be acceptable.
- 5.2 Two letters of objection and representations have been received from:

Helen Marshall, Aston, Much Birch, Hereford, HR2 8HY
W.B. Horton, Elm Cottage, Much Birch, Hereford

The main points being:

- a large dwelling would not be in keeping with other bungalows in the lane
- proposed entrance will be exactly opposite my own access
- entrance moved to the position of first application in 2001, which was refused for this reason.

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 main issues are considered to be the principle of development; the scale and character of proposal within location; effect on the amenities of neighbours and highway safety.
- 6.2 The principle of residential development within the garden area of St. Gabriels, albeit for a bungalow, has been established having regard to application SW2006/0877/O. This application sought renewal of two/three bedroom bungalow previously granted outline planning permission on the 28th March 2003 (LPA Ref: SW2003/0351/O), which identified a local housing need through letters of support for such development. Reserved Matters application SW2006/0936/RM for a three bedroom bungalow has been granted on the 17th May 2006.

- 6.3 Policy GD1 and Policy SH10 within the South Herefordshire District Local Plan seeks to ensure that development complements and enhances the surrounding area and does not adversely impact upon neighbouring amenities and that adequate parking and access arrangements can be achieved. The emerging Herefordshire Unitary Development Plan also identifies Much Birch as a smaller settlement. Policy H6 allows residential development on plots arising from the infilling of small gaps and that such development helps to satisfy local housing need.
- 6.4 The application site is situated adjacent to the A49 trunk road leading to Ross-on-Wye, directly opposite the garage and car forecourt. The area has a range of modest sized dwellinghouses, sporadically situated along the trunk road leading from the Hereford direction to the application site. The dwellinghouses adjacent to the site are predominately bungalows, albeit St. Gabriels is two-storey. Further along the unadopted track serving the site are two large detached houses, these are visually screened from public view.
- 6.5 The proposed floor area of the dwellinghouse measures 11m (l) x 8.3m (w) x 6.7m (to ridge). A smaller 1½ storey is proposed to the south-east elevation measuring 5.6m (l) x 2.3m (w) x 5.7m (to ridge), which accommodates an en-suite to bedroom one over utility/w.c. area. Dormers are proposed to the south-west rear elevation and north-east front elevation. The single detached garage will be positioned approximately 1.3m to the south-east elevation. The end elevation of the dwellinghouse will continue with 2.1m high wall with gate access to garden and will link into the garage section. The garage measures 6m (l) x 3.1m (w) x 4m (to ridge). The existing hedging to the trunk road will be retained. The wooden gate at the corner section of the land, this being near to the junction of the A49 will be blocked off and hedgerow planted. Hedging will remain to the north and eastern boundaries adjacent to the unadopted track. Three trees are to be removed within the site. Access is formed to the north-eastern corner, directly opposite the neighbouring property known as Aston.
- 6.6 The concerns of the neighbouring residents are noted. The dwellinghouse is situated 16m from the trunk road and would be viewed from the north westerly approach of the A49 leading towards Hereford. The neighbouring bungalows to the south-east of the application site are further forward and albeit the unadopted track separates the site, the dwellinghouse would be viewed as part of this group. The fact that St. Gabriels is a two-storey dwellinghouse, and screened from view; the relationship of the building to the existing neighbouring properties in terms of its overall scale and height does not complement its surroundings and thus alters the character and appearance of the locality.
- 6.7 The Traffic Manager has no objections to the proposed access onto the unadopted track. Nevertheless, the access may conflict with the neighbouring property known as Aston, should vehicles be manoeuvring from both entrances at the same time.
- 6.8 On balance, it is considered that the proposal for a 4-bedroom dwellinghouse with garage, would not be acceptable within its surroundings, therefore proposal is contrary to policies contained within the local plan and emerging Unitary Development Plan.

RECOMMENDATION

That planning permission be refused for the following reason:

1. The proposal, by virtue of its size, design and height, would be out of scale and therefore harmful to the character and appearance of the locality contrary to Policies GD.1, C.2, SH.10 and SH.14 of the South Herefordshire District Local Plan. Further, this imposing large dwelling would not comply with the maximum size for dwellings in smaller settlements as specified in Policy H.6 in the emerging Herefordshire Unitary Development Plan.

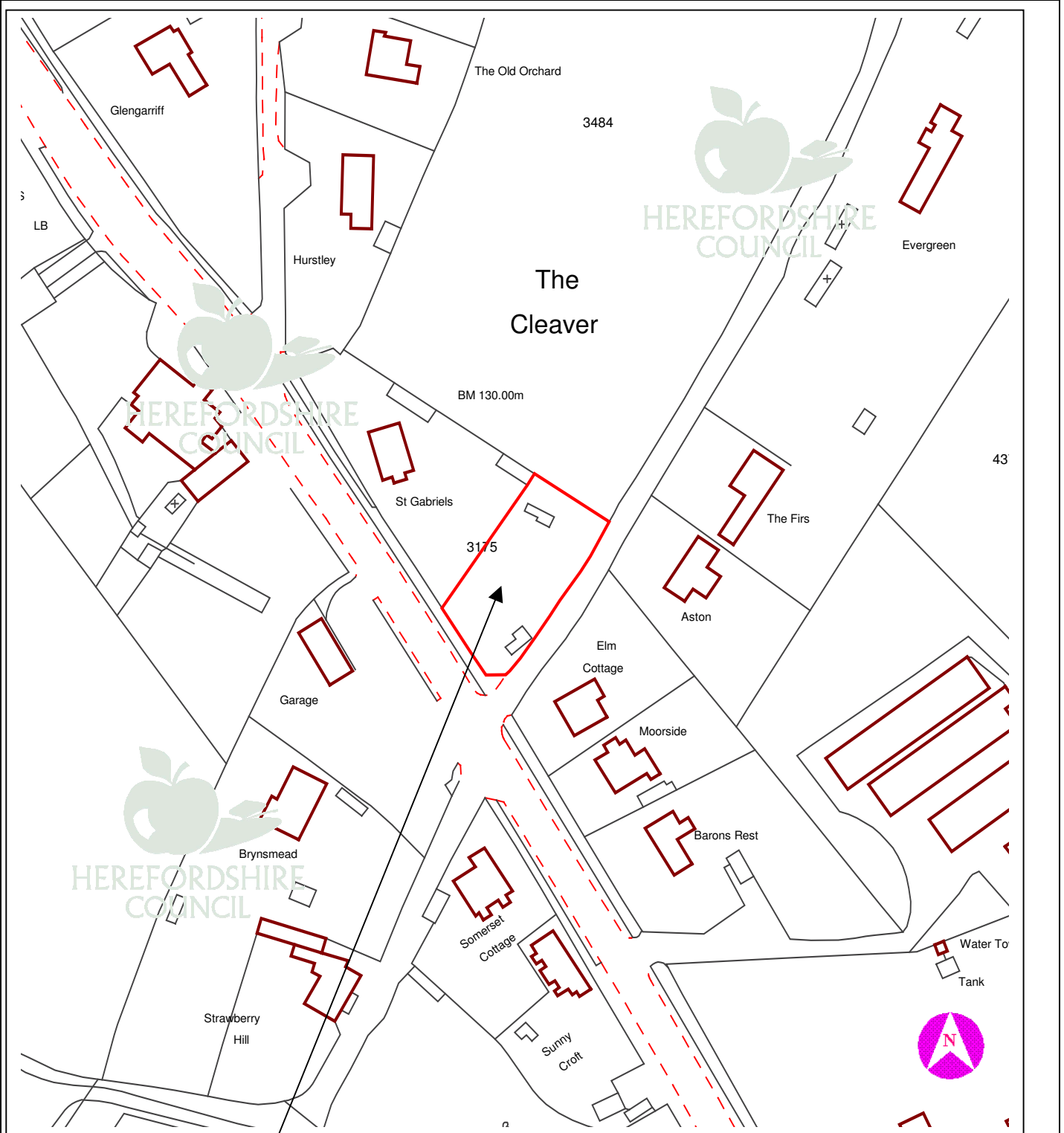
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: DCSW/2006/1086/F

SCALE : 1 : 1250

SITE ADDRESS : St. Gabriels, Much Birch, Herefordshire, HR2 8HY

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005