

9 DCNE2006/0934/F - PROPOSED NEW DWELLING AND GARAGE WITH NEW VEHICULAR ACCESS. LAND ADJACENT TO QUEENSWOOD, CRADLEY, MALVERN, WORCESTERSHIRE, WR13 5NF

For: Mr & Mrs L Darrall Paul Smith Associates 19 St Martins Street Hereford HR2 7RD

Date Received:
24th March 2006

Ward: Hope End

Grid Ref:
73621, 47454

Expiry Date:
19th May 2006

Local Member: Councillors R Mills & R Stockton

1. Site Description and Proposal

- 1.1 The application site comprises an area of land between the Grade II listed Barratts Cottage and Queenswood, and forms part of the domestic curtilage to the latter. Ground levels are approximately 1.5m above the C1162 highway, which runs parallel to the northern edge of the site. The site falls within the Cradley settlement boundary as defined in the Malvern Hills District Local Plan and the emerging Unitary Development Plan, the Cradley Conservation Area and the Malvern Hills Area of Outstanding Natural Beauty.
- 1.2 The area is predominantly residential, although the open aspect to the south gives the area a semi-rural character and appearance. This is heightened by the sparse development to the south of the road and the presence of a large, mature roadside hedge, which defines the northern boundary to the site.
- 1.3 The proposal is to erect a detached 4-bed dwelling with double detached garage and vehicular access onto the highway. The dwelling would be located centrally to the plot with the garage at the northeast corner. The vehicular access would be at a point to the northwest corner. This would require the removal of approximately 8m of existing roadside hedgerow.
- 1.4 Materials proposed are brick under a plain tile roof, together with painted timber windows and stone cills. The dwelling has been reduced in scale from that originally submitted. The span of the gable over the main part of the house has been reduced from 8m to 7.3m. Additionally, the floor level has been reduced by a further 300mm by excavating further into the site.

2. Policies

2.1 Malvern Hills District Local Plan

Housing Policy 3 – Settlement Boundaries
Housing Policy 17 – Residential Standards
Landscape Policy 2 – Areas of Outstanding Natural Beauty
Landscape Policy 3 – Development in Areas of Great Landscape Value

Conservation Policy 2 – New Development in Conservation Areas

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy H4 – Main Villages: Settlement Boundaries

Policy LA1 – Areas of Outstanding Natural Beauty

Policy LA3 – Setting of Settlements

Policy HBA6 – New development within Conservation Areas

2.3 Other Guidance

Planning Policy Guidance Note 3 – Housing

Cradley & Storrige Village Design Statement

3. Planning History

- 3.1 MH90/0383 – Erection of house and garage at Queenswood, Cradley: Refused 27.3.90. This application was refused on seven grounds, including the loss of a visually important gap in the frontage on this side of the lane and the loss of roadside hedge.

4. Consultation Summary

Statutory Consultations

- 4.1 None required

Internal Council Advice

- 4.2 Traffic Manager – Recommends conditions regarding the construction of the vehicular access and visibility splays
- 4.3 Conservation Manager (Trees and Landscapes): No objection, but recommends measures to improve the roadside hedgerow.
- 4.4 Conservation Manager (Conservation Areas): No objection subject to a small reduction in the scale of the proposal, which has subsequently been addressed through the submission of amended plans.

5. Representations

- 5.1 Cradley Parish Council: “This development is in a prominent position, we would wish to see that it should not be obtrusive. It would therefore be preferable were the facing to be in stone to match the neighbouring building. However, if brick is deemed acceptable, it should be chosen with great care and should be a muted colour. We note that excavation will be necessary for this building – to make it less obtrusive we suggest the building be set as low as is reasonable.
- 5.2 Four letters of objection have been received from the following:

Mr G. Dargle and Ms D. Wooderson, Barratts Cottage, Cradley (2 letters)
Mr & Mrs A Scarsbrook, Talland, Cradley
Rosalind Pickering, High Green, Cradley

The contents can be summarised as follows:

- The development would detract from the rural nature of this part of the village;
- The dwelling proposed is a substantial two-storey dwelling sited in a position above the road, which will dominate neighbouring development;
- The vehicular access is too close to neighbouring drives and could lead to increased congestion;
- The vehicular access could prove detrimental to highway safety at this narrow point in the road, which creates significant vehicular and pedestrian traffic at certain times of the day;
- The proposed development would adversely affect the privacy of the development directly opposite.

5.3 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

6.1 The main issues for consideration are:

- (a) The principle of development at this location;
- (b) The impact of the proposal upon the Conservation Area having regard to the duty to preserve or enhance the character or appearance of such areas;
- (c) The impact upon neighbouring properties;
- (d) The acceptability of the proposed vehicular access.

The principle of development

6.2 The site falls within the settlement boundary for Cradley as defined within both the currently adopted Malvern Hills District Local Plan and the emerging Unitary Development Plan. Notwithstanding the refusal of application MH90/0383, which questioned the suitability of the site for development, it has remained within the settlement boundary through the preparation and adoption of these Development Plans.

6.3 Reference is made in representation letters to the importance of the site as a visual break in development in this part of the Conservation Area. The site levels are approximately 4 feet above the road and the site is obscured from the north by the hedgerow. As such, there are no views *through* the site from public vantage points and it is noted that the Cradley and Storridge Village Design Statement does not identify the site as a "Strategic Gap, View or Gateway".

6.4 The Conservation Officer raises no objection to the construction of a single dwelling at this location and the principle of development is therefore accepted.

Impact upon the Conservation Area

6.5 Development along the southern edge of the highway is currently limited to Queenswood and the grade II listed Barratts Cottage. Development is sparse and well spaced and the development proposed could be termed infill. The Conservation Officer considers the development to be an acceptable form of development within the Conservation Area, with an architectural style suitable for the village. The site extends to 0.1 ha, which is equivalent to a density of 10 dwellings per hectare, well

below the 30-50 dwellings/ha recommended by central government guidance. This lower density is considered appropriate given the semi-rural character of the area and the Conservation Area designation.

- 6.6 The Landscape Officer also raises no objection to the development, although it is recommended that any conifers remaining in the hedgerow on the roadside frontage, after the access is constructed, should be removed and replaced with native species planting. This measure would have the effect of enhancing the roadside frontage to the development. The proposed close-boarded fence to form the boundary to Queenswood is not considered appropriate and should be replaced with native species hedgerow and small trees. Stock proof fencing could be used as an interim measure.

The impact upon neighbouring development

- 6.7 The dwelling most closely related to the application site is Barratts Cottage. This is a modest, thatched Grade II listed cottage to the west of the site. Intervening features are a field access and mature hedgerow, which offers some screening. At its location within the plot, the two-storey element of the proposed dwelling would be 20 metres from the east elevation of Barratts Cottage. This, combined with an absence of windows in the west elevation of the proposal is considered sufficient to mitigate any perceived loss of privacy. The Conservation Officer does not make any adverse comment in respect of the relationship of the proposed development to the listed building.
- 6.8 The dwelling would be approximately 30 metres distant from the road fronting elevation of Talland (located on the opposite side of the highway). At this distance loss of privacy is not severe enough to warrant refusal of the application.
- 6.9 In conclusion, the proposal could co-exist with existing development without creating undue adverse affect upon amenity.

Vehicular access arrangements

- 6.10 The proposed vehicular access is at the north-western corner of the site, adjacent to the parking area for Barratts Cottage. It would necessitate the removal of a section of 8 metres of roadside hedgerow, but does not extend to the removal of the entire road-fronting hedgerow as proposed under the refused 1990 application.
- 6.11 The Transportation Manager recommends the access for approval subject to the imposition of conditions requiring the provision of 2m x 40m visibility splays, details regarding the construction of the access to the highway and the location of any proposed access gates.
- 6.12 The proposed access arrangements are therefore considered satisfactory.

Summary

- 6.13 The site's environmental sensitivity is indicated by its inclusion within the Conservation Area and the Malvern Hills Area of Outstanding Natural Beauty. It is also closely related to a neighbouring Grade II listed building. However, the site is also within the settlement boundary and does not form one of the village's "Strategic Gaps, Views or Gateways" as defined by the Village Design Statement. The site is thus considered suitable for the erection of a single dwelling with garage. In view of

the sensitive nature of the site it is recommended that permitted development rights for further extensions to the dwelling be removed.

- 6.14 Internal Council advice raises no material objections to the proposal, which is consequently recommended for approval.

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 - A06 (Development in accordance with approved plans)**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

- 3 - B01 (Samples of external materials)**

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

- 4 - E16 (Removal of permitted development rights)**

Reason: In order to bring any future development under the control of the Local Planning Authority in the interest of the visual amenity of the area.

- 5 - H01 (Single access - not footway)**

Reason: In the interests of highway safety.

- 6 - H03 (Visibility splays)**

Reason: In the interests of highway safety.

- 7 - H05 (Access gates)**

Reason: In the interests of highway safety.

- 8 - H13 (Access, turning area and parking)**

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

- 9 - C04 (Details of window sections, eaves, verges and barge boards)**

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

- 10 - C05 (Details of external joinery finishes)**

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

11 - G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

12 - G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

13 - Notwithstanding the approved plans, the 1.8m close-boarded fence forming the boundary with Queenswood shall be substituted for a more appropriate form of boundary treatment to be agreed in writing with the local planning authority prior to the commencement of development. Any necessary planting shall be carried out during the first available planting season.

Reason: A close-boarded fence is not considered an appropriate form of boundary treatment within the Conservation Area.

Informatives:

1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

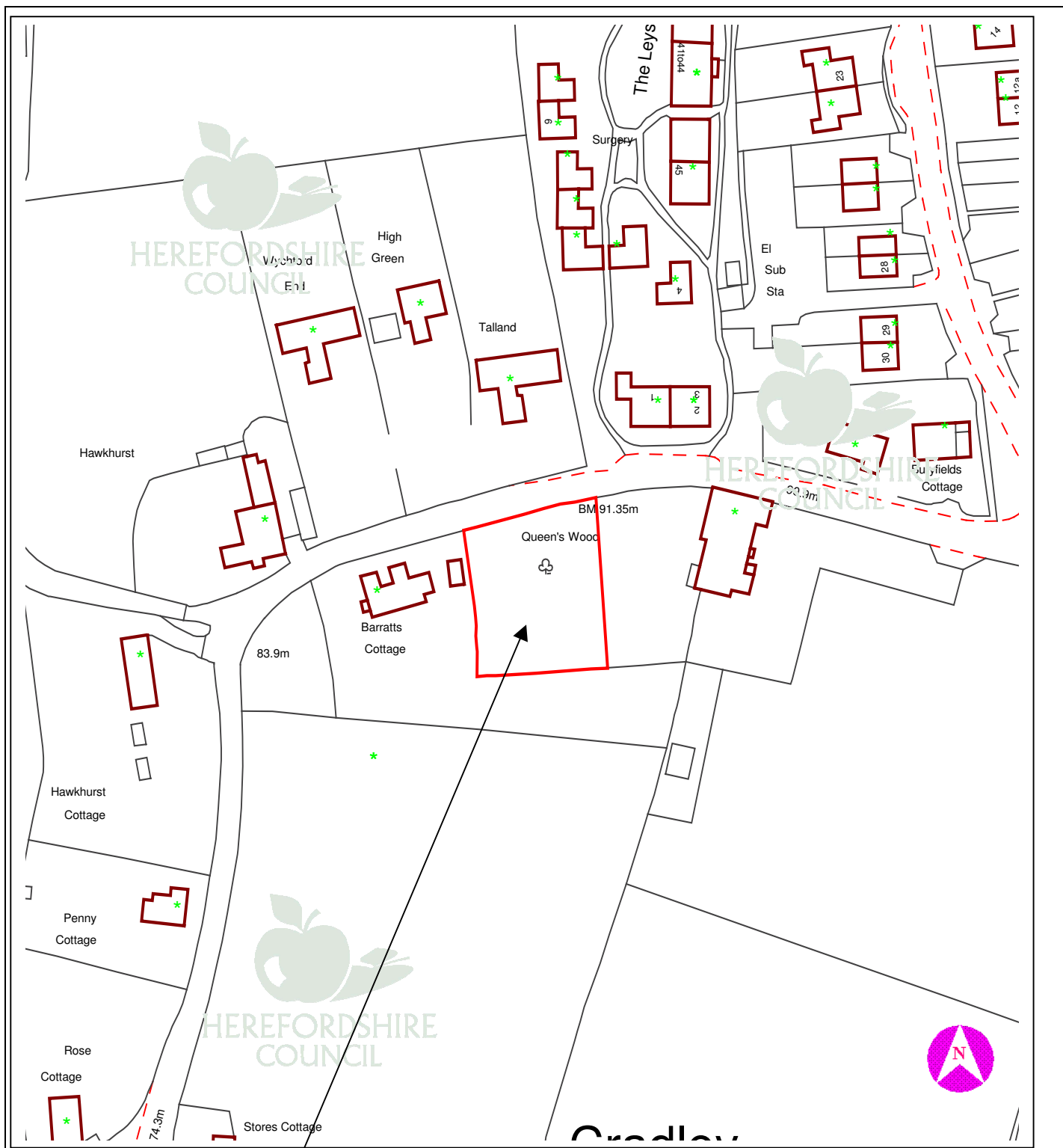
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



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

APPLICATION NO: DCNE2006/0934/F

SCALE : 1 : 1250

SITE ADDRESS : Land adjacent to Queenswood, Cradley, Malvern, Worcestershire, WR13 5NF

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