

8 DCCW2006/1255/F - NEW DWELLING (AMENDMENT TO FORMER APPROVED APPLICATION CW2005/0333/F) AT THE BOUNDARY, SWAINSHILL, HEREFORD, HR4 7QE

For: Mrs. P. Hales per Hook Mason Ltd., 11 Castle Street, Hereford, HR1 2NL

Date Received: 11th April, 2006 Ward: Credenhill Grid Ref: 44793, 41934
Expiry Date: 6th June, 2006

Local Member: Councillor R.I. Matthews

1. Site Description and Proposal

- 1.1 This site is located on the northern side of the A438 Hereford to Brecon road at Swainshill between "The Boundary" and Longhope.
- 1.2 The proposal is to construct a new chalet bungalow constructed of brick under a plain tile roof. The building measures 15 metres wide and a depth of 10.3 metres.
- 1.3 The proposal is a revision to an earlier scheme granted approval last year. The main difference is that the garage has been omitted and a car port provided in its place. The dimensions of the dwelling are the same.
- 1.4 The plot slopes away from the main road down to the north and west towards Longhope. Access would be obtained by enlarging the existing access to "The Boundary" to provide a joint access.

2. Policies

2.1 Hereford and Worcester County Structure Plan:

- Policy H18 - Housing in Rural Areas
- Policy CRC9 - Development Requirements

2.2 South Herefordshire District Local Plan:

- Policy GD1 - General Development Criteria
- Policy SH10 - Housing in Smaller Settlements
- Policy T3 - Highways Safety Requirements
- Policy T4 - Highway and Car Parking Standards

2.3 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 H3 - Managing the Released Housing Land
Policy H6 - Housing in Smaller Settlements

3. Planning History

- 3.1 DCCW2005/0333/F Proposed new detached dwelling. Approved 12th April, 2005.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: Raise no objection.

Internal Council Advice

- 4.2 Traffic Manager: Recommends conditions.

5. Representations

- 5.1 Kenchester Parish Council: No objections.

- 5.2 Stretton Sugwas Parish Council: "Stretton Sugwas Parish Council feel that the new dwelling is out of scale with the bungalows either side and will not harmonise with the rest of the existing buildings because of its size and dominating appearance."

- 5.3 One letter of objection has been received from Mr. P. Newing, Longhope, Swainshill, Hereford. The main points raised:

1. The new dwelling is larger than previously approved both in area and height.
2. The drastic change in levels means the enlarged dwelling will have a major impact on 'Longhope' and dominate views to the east and southeast.
3. Privacy will be intruded by comings and goings and impact upon leisure times spent in the garden.
4. The new dwelling will have unrestricted views of Longhope and grounds.
5. The rear balcony will further impede privacy.
6. An en-suite window is now included in the west elevation.
7. If approved a substantial fence 2 metres high with gravel boarding should be provided on the western boundary.

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 The modifications to the previous approval are minor and have no greater impact on the adjoining dwelling, Longhope. The slab level of the new dwelling will be conditioned as previous. The insertion of an obscure en-suite window in the west

elevation will provide a break in an otherwise bland gable without impacting upon the privacy of the neighbour.

- 6.2 With regard to concerns raised in respect of the size of the proposed dormer bungalow, it has dimensions of 15 metres wide and a depth of 10.3 metres. The previously approved dormer bungalow had the same depth but a width of 17.3 metres. The height has remained consistent at 6.7 metres. The critical factor will be to ensure that the slab level is dropped as low as possible so as to minimise the impact on the neighbouring property. It is strongly recommended that development should not commence until the slab level condition amongst others is approved.
- 6.3 Local concerns are noted but in this instance the proposed modifications are not significantly different from the scheme already approved and will not detract from the character of the locality or the amenity of the neighbouring occupier.

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. **A09 (Amended plans).**

Reason: To ensure the development is carried out in accordance with the amended plans.

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 clarify the terms of this permission and protect the amenity of adjoining residents.

5. **E17 (No windows in side elevation of extension).**

Reason: In order to protect the residential amenity of adjacent properties.

6. **E19 (Obscure glazing to windows).**

Reason: In order to protect the residential amenity of adjacent properties.

7. **F16 (Restriction of hours during construction).**

Reason: To protect the amenity of local residents.

8. **F48 (Details of slab levels)**

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

9. G01 (Details of boundary treatments).

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

10. Prior to occupation of the dwelling details of the proposed steps from the terrace to the garden shall be submitted for approval in writing of the local planning authority and the steps installed in accordance with the approved details.

Reason: No details submitted with the application.

11. H03 (Visibility splays).

Reason: In the interests of highway safety.

12. H05 (Access gates).

Reason: In the interests of highway safety.

13. 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. HN05 - Works within the highway.

3. HN10 - No drainage to discharge to highway.

4. Regarding the slab level required to be submitted under condition no. 8, the local planning authority will be expecting the lowest level achievable for the site in the submission of the details.

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

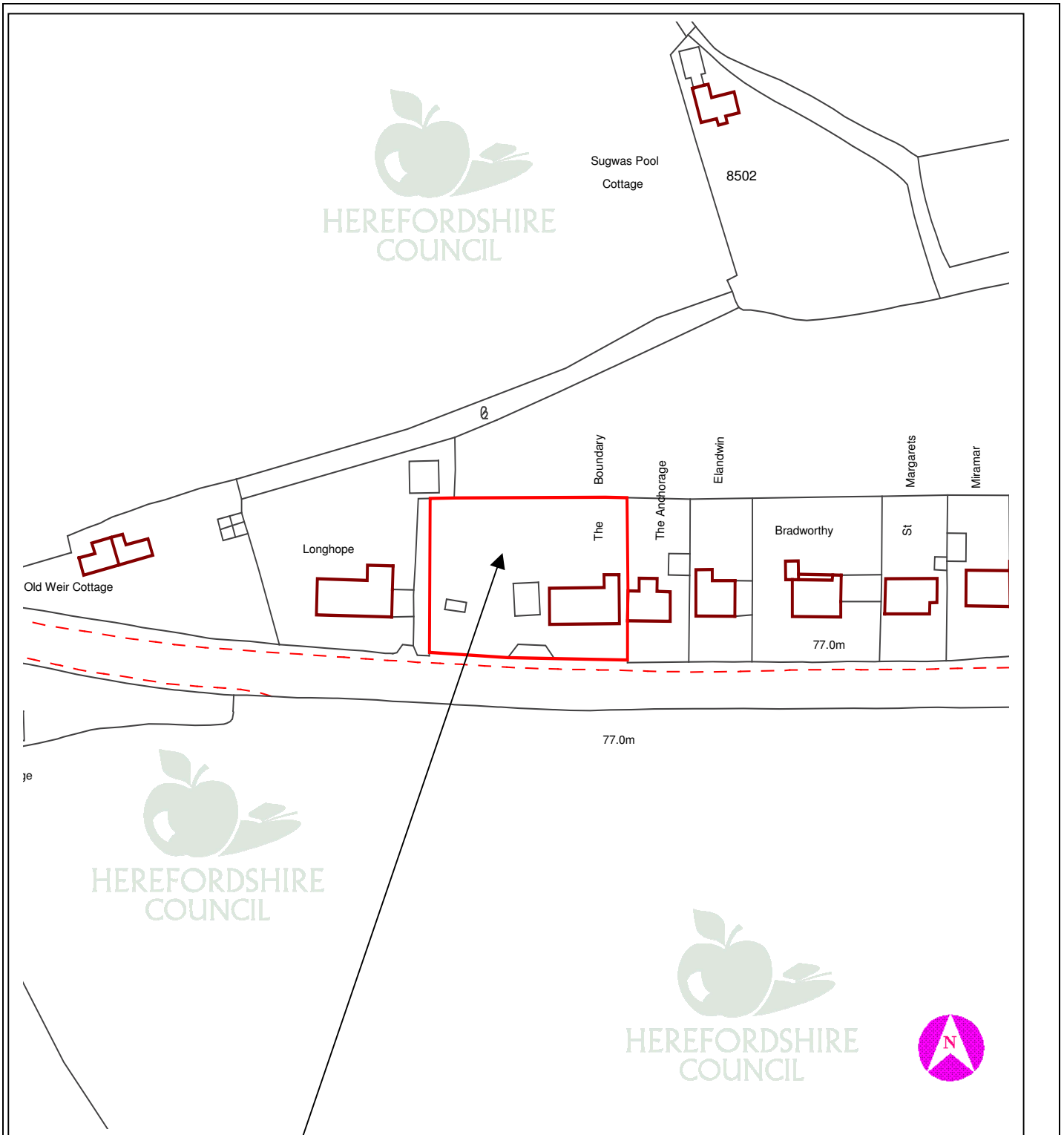
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2006/1255/F

SCALE : 1 : 1250

SITE ADDRESS : The Boundary, Swainshill, Hereford, HR4 7QE

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