

15 DCCW2006/1438/F - PROPOSED DETACHED NEW HOUSE WITH INCORPORATED DOUBLE GARAGE AT PLOT ADJACENT BROOKLANDS, MORETON-ON-LUGG, HEREFORD, HEREFORDSHIRE, HR4 8DQ**For: Mr. & Mrs. Matthews per Mr. A.W. Morris, 20 Ferndale Road, Kings Acre, Hereford, HR4 0RW****Date Received: 2nd May, 2006 Ward: Sutton Walls Grid Ref: 50997, 45681****Expiry Date: 27th June, 2006**

Local Member: Councillor J.G.S. Guthrie

1. Site Description and Proposal

- 1.1 The application site is located on the eastern edge of the settlement of Moreton-on-Lugg and is situated within the designated settlement boundary.
- 1.2 The application site is formed by what was formerly the northern half of the domestic curtilage of the property known as The Brooklands, but following the grant of outline planning permission the application site was severed from Brooklands, being sold at auction as a building plot for the erection of a dwelling.
- 1.3 The application seeks consent for the erection of a detached two storey brick built dwelling under a tiled roof comprised of five bedrooms above a kitchen and reception rooms and an integral garage on the ground floor.

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

| | | |
|------------|---|---|
| Policy GD1 | - | General Development Criteria |
| Policy C2 | - | Settlement Boundaries |
| Policy SH6 | - | Housing Development in Larger Villages |
| Policy SH8 | - | New Housing Development Criteria in Larger Villages |

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

| | | |
|------------|---|--------------------------------------|
| Policy DR1 | - | Design |
| Policy H4 | - | Main Villages: Settlement Boundaries |
| Policy H13 | - | Sustainable Residential Design |

3. Planning History

- 3.1 DCCW2005/0411/O Site for new detached bungalow. Approved 31st March, 2005.

4. Consultation Summary

Statutory Consultations

4.1 None.

Internal Council Advice

4.2 Traffic Manager: No objection subject to the imposition of standard conditions.

5. Representations

5.1 Moreton-on-Lugg Parish Council: Objection summarised as the scale of proposed house is too large and is out of keeping with the wider settlement and highway safety would be compromised by the intensified use of the access.

5.2 Four letters of objection have been received from Mrs. Whittaker, Oakley End; Mr. Parker, Buttermere; Mr. Parry, Broadheath and Mr. Owen, Brooklands which are summarised as follows:

- Scale and height of the proposed dwelling is out of character with wider settlement, a bungalow would be more suitable.
- Proposed dwelling will dominate Brooklands, leading to a loss of privacy.
- Noise and disruption during the construction phase.
- Highway safety issues arising from additional traffic entering and leaving the site.
- Bridleway needs to be kept clear.

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 Having regard to the relevant policies, the primary issues in determining this application are considered to be:

- The Principle of Development
- The Siting and Design of the Proposed Dwelling
- Access and Highways Issues

The Principle of Development

6.2 The adopted Local Plan identifies sustainable villages and defines them by enclosure within a settlement boundary. Within these settlements, which are listed in Policy SH6, there is a presumption in favour of new housing where it accords with the principles of Policy SH8 in terms of being in keeping with the character of the locality and in relation to siting, scale and design. Furthermore proposals are required to satisfy the general development criteria identified in Policy GD1 in order that the resultant development contributes to the quality of the built environment of the surrounding area.

- 6.3 In this case Moreton-on-Lugg is identified in Policy SH6 and in addition an extent outline permission for a dwelling albeit a bungalow exists. Therefore the primary consideration in determining this application is the impact of the proposed dwelling on the visual and residential amenity of the surrounding area.

The Siting and Design

- 6.4 A number of the representations refer to the scale of the development as being out of character with the locality, and indicate that a bungalow would be more suitable on the edge of the settlement.
- 6.5 Whilst it is acknowledged that the immediate area is characterised by single storey development, this is within a wider mixed residential environment which includes two storey development. In this context and having regard to an assessment of the wider area, it is not considered that a two storey development at this site would be out of keeping so as to warrant the refusal of planning permission.
- 6.6 It follows therefore that the proposal for two storey development needs to be assessed in terms of its impact on residential amenity. The dwelling has been orientated on the site to take account of the amenity of Brooklands to the south and following negotiations to amend the internal layout of the master bedroom, all first floor windows in the southern elevation will be obscure glazed to prevent overlooking. However notwithstanding the submitted design, it is considered expedient to remove the permitted development rights to insert windows in this elevation to ensure the continued satisfactory relationship between the proposed dwelling and its neighbours.
- 6.7 With regard to the scale of the proposal in relation to Brooklands, it is proposed to set the house down within the site by 600mm. Therefore although its overall ridge height is 7.5 metres it will in effect only be 1.5 metres higher than Brooklands which has a ridge height of 5.5 metres. Consequently it is not considered that the proposed development will have a demonstrably harmful effect on the residential amenity of Brooklands.
- 6.8 With regard to the visual impact of the wider locality, it is considered that the scale of the development is acceptable. However to ensure that the development is properly integrated the imposition of landscaping conditions is recommended, together with conditions controlling hours of operation and prohibiting fires during the construction phase in order to protect the amenity of the area.
- 6.9 Overall the design, siting and layout of the proposed dwelling and its relative orientation to neighbouring properties is not considered to give rise to any harm to the visual or residential amenity of the wider locality.

Access and Highways Issues

- 6.10 The application site will be accessed off the existing driveway which serves Brooklands, creating a shared access onto the public highway. This was the arrangement envisaged and approved pursuant to the outline permission granted.
- 6.11 The Traffic Manager has no objection to the access and parking arrangements, but comments that standard highway conditions are required to control the layout of the driveway and turning area. These comments are considered reasonable and the appropriate conditions are recommended.

Conclusion

6.12 The application site is located within the designated settlement boundary and the proposals to erect a new dwelling complies with the relevant policies in the Local Plan and as such, approval is recommended.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1. A09 (Amended plans).

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

2. B01 (Samples of external materials).

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

3. E18 (No new windows in specified elevation).

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

4. E19 (Obscure glazing to windows).

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

5. F10 (Restriction on hours of operation of machinery/equipment).

Reason: To safeguard the amenity of the area.

6. F40 (No burning of material/substances).

Reason: To safeguard residential amenity and prevent pollution.

7. 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.

8. G04 (Landscaping scheme (general)).

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

9. G05 (Implementation of landscaping scheme (general)).

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

10. 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.

Informatives:

1. N01 - Access for all.
2. N03 - Adjoining property rights.
3. N15 - Reason(s) for the Grant of Planning Permission.

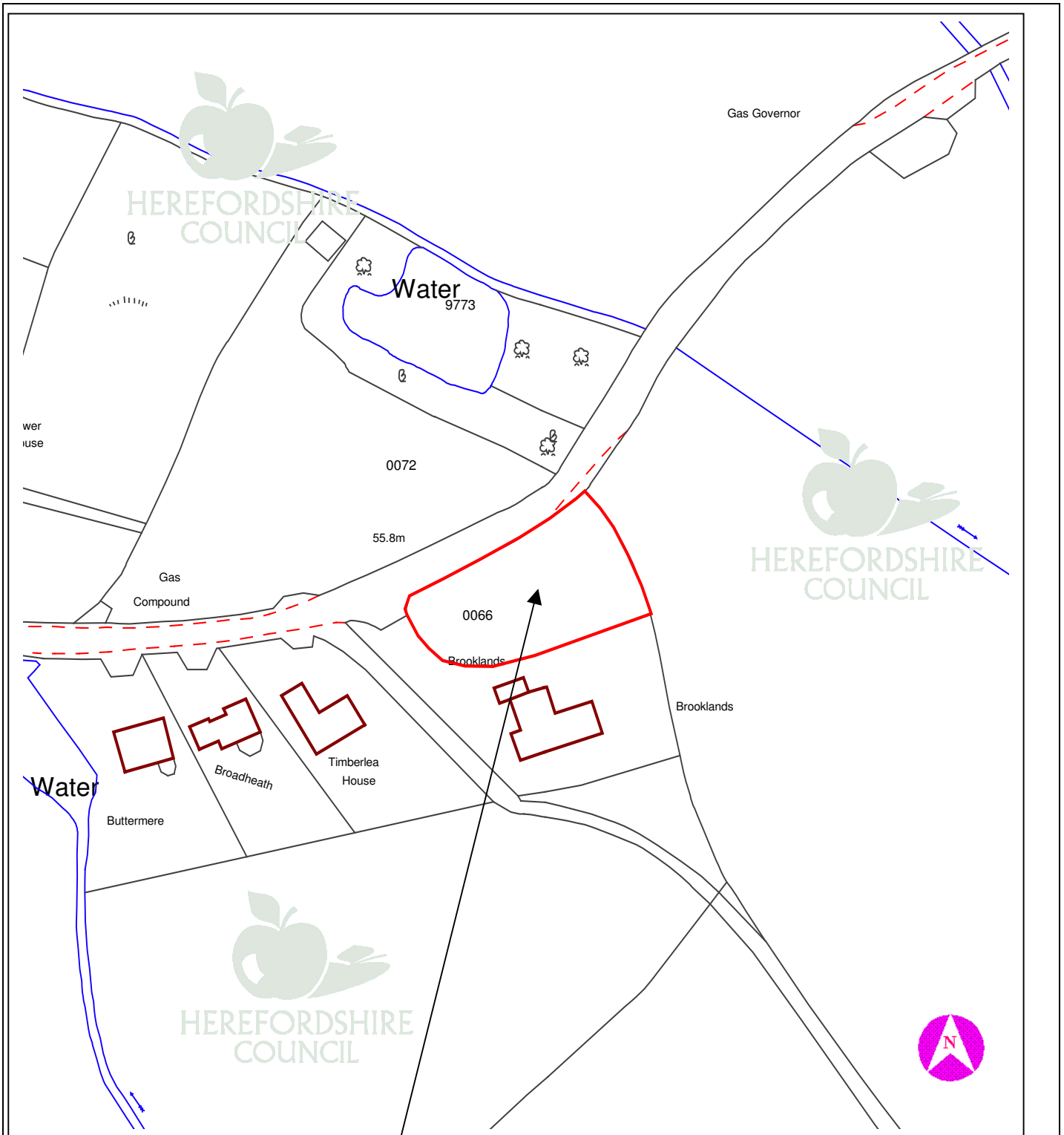
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2006/1438/F

SCALE : 1 : 1250

SITE ADDRESS : Plot Adjacent Brooklands, Moreton-on-Lugg, Hereford, Herefordshire, HR4 8DQ

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