

16 DCCW2006/1258/RM - DETACHED DWELLING AND GARAGE AT PLOT ADJOINING WYLOE, LYDE, HEREFORDSHIRE, HR4 8AD**For: M. Hall & Son per Mr. A. Last, Brookside Cottage, Knapton Green, Herefordshire, HR4 8ER****Date Received: 12th April, 2006****Ward: Burghill,
Holmer & Lyde****Grid Ref: 50100, 44369****Expiry Date: 7th June, 2006**

Local Member: Councillor Mrs. S.J. Robertson

1. Site Description and Proposal

- 1.1 The application site, which has the benefit of an outline permission for the erection of a dwelling, is located towards the southern end of the hamlet of Lyde to the east of an unclassified road, which connects with the A49, approximately 100 metres to the south.
- 1.2 The application seeks reserved matters approval for the erection of a detached two storey brick built dwelling, comprising four bedrooms above a kitchen and reception rooms on the ground floor. It is also proposed to erect a small detached garage immediately to the north of the dwelling.

2. Policies

2.1 South Herefordshire District Local Plan:

Policy GD1 - General Development Criteria
Policy SH14 - Siting and Design of Buildings

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy DR1 - Design
Policy H13 - Sustainable Residential Design

3. Planning History

- 3.1 DCCW2004/3970/O Proposed site for erection of detached dwelling and garage. Approved 21st December 2004.

4. Consultation SummaryStatutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: No objection, providing that three parking spaces are provided together with a turning area.

5. Representations

- 5.1 Pipe and Lyde Parish Council: Objection summarised as follows:

- The submitted location plan is out of date and omits a number of properties built within the last 12 years.
- The scale of the proposed dwelling is out of character with the adjoining properties.
- The existing sewerage system is already at capacity.
- The proposed stone wall bordering the lane should be constructed from natural stone to match existing walls along the land.

- 5.2 Letters of objection have been received from Mr. Stain, Hollybrook Cottage; Bridge House; Mr. Paske, Hope Ridge; Mr. Smith, Field View; Mr. Taylor, Lima and Mrs. DeSouza, Grey Gables which are summarised as:

- The submitted location plan is out of date and omits a number of properties built within the last 15 years.
- The scale of the proposed dwelling is out of character with the adjoining properties.
- Loss of views across the site.
- The roof space could be converted to provide more accommodation.
- The existing sewerage system is already at capacity.
- The development may affect private drainage systems.

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 fact that the principle of development has been established by the extant outline planning permission, the primary issue in determining this reserved matters application is the siting and design of the proposed dwelling
- 6.2 The application proposes a two storey detached dwelling which fronts onto the unclassified highway which runs through Lyde, and in this respect it follows the existing pattern of linear development within the settlement.
- 6.3 With regard to its scale the proposed ridge height of 7.5 metres is not considered to be out of character with the scale of other dwellings in the immediate locality. More specifically Holly Brook Cottage to the north sits on elevated ground, and has a ridge height of 6.5 metres, whilst Field View opposite is again sited on elevated ground and

has a ridge height of 7 metres. Both these properties have been erected within the past 12 years.

6.4 Due to the orientation of the proposed dwelling parallel to the highway it will not directly overlook it's neighbours to the north of south. Furthermore the southern elevation has omitted any windows at first floor level, save for one, which will serve an en-suite bathroom and will be obscure glazed. 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.

6.6 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.

Drainage

6.7 It is noted that a number of the letters of objection referred to the drainage and sewerage issues, however these were dealt with at the time of the outline application and an appropriate condition was imposed on the outline planning permission.

Conclusion

6.8 Overall the proposal 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. **A06 (Development in accordance with approved plans).**

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

- 2. **E18 (No new windows in specified elevation) (southern).**

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

Informatives:

- 1. **N03 - Adjoining property rights.**
- 2. **N09 - Approval of Reserved Matters.**
- 3. **N15 - Reason(s) for the Grant of Planning Permission.**

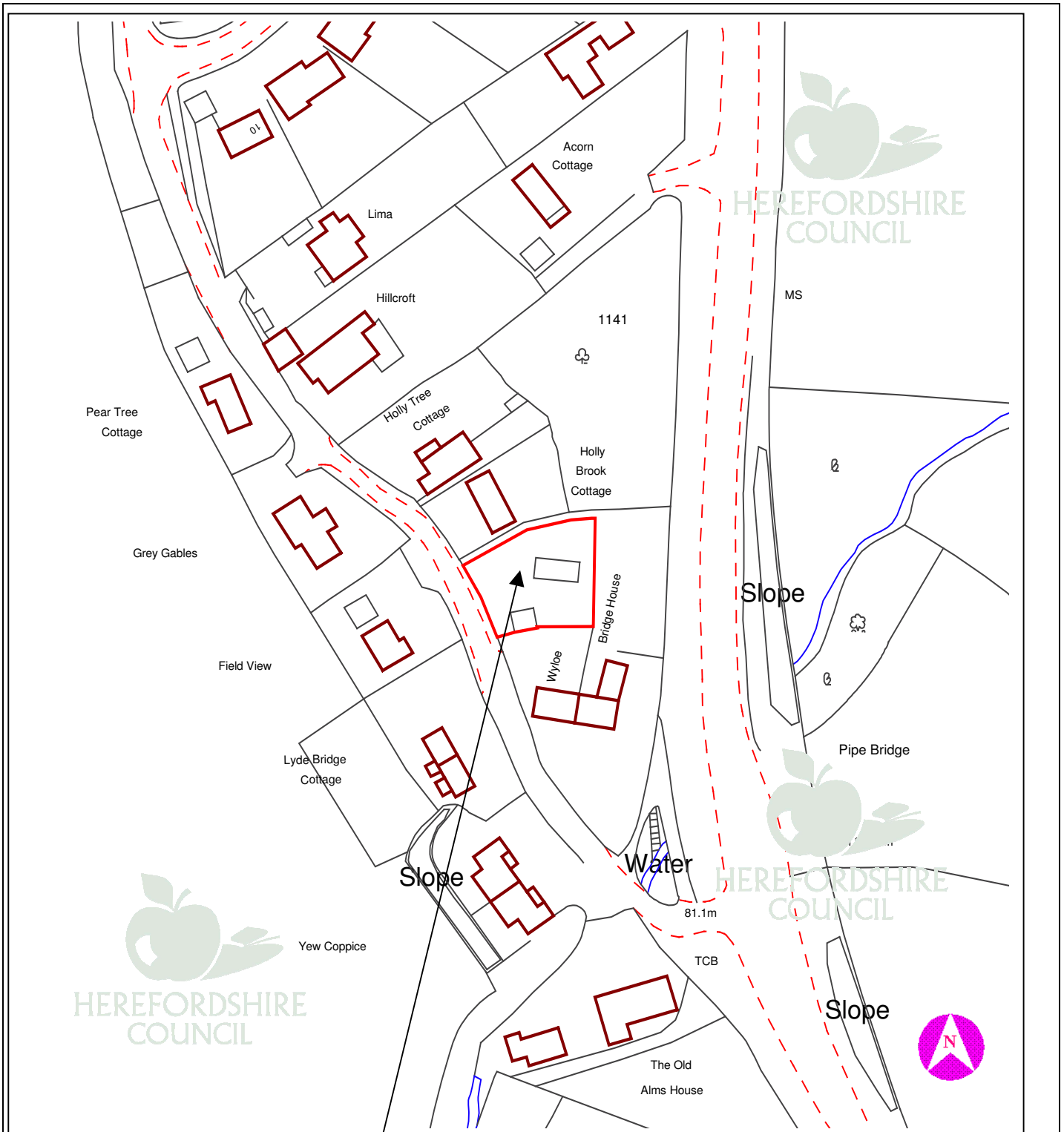
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2006/1258/RM

SCALE : 1 : 1250

SITE ADDRESS : Plot adjoining Wyloe, Lyde, Herefordshire, HR4 8AD

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