

9 DCSE2006/1450/F - ERECTION OF NEW DWELLING IN GARDEN OF THE SHRUBBERY. NEW ACCESS FROM HIGHWAY AT THE SHRUBBERY, CAMP ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5NA**For: Mr. & Mrs. F. Price per Geoff Jones Architect, 53 Broad Street, Ross on Wye, Herefordshire, HR9 7DY****Date Received: 12th May 2006 Ward: Ross-on-Wye East Grid Ref: 60593, 24038****Expiry Date: 7th July 2006**

Local Members: Councillor Mrs. C.J. Davis and Mrs. A.E. Gray

1. Site Description and Proposal

- 1.1 The site lies on the eastern side of Camp Road, to the east of the town centre of Ross-on-Wye, and within the Wye Valley Area of Outstanding Natural Beauty. The site currently forms part of the residential curtilage of The Shrubbery. The Shrubbery is a detached, two storey property that occupies a corner plot between Camp Road and Alton Avenue. Vehicular access and parking to serve The Shrubbery is off Alton Avenue.
- 1.2 The site is essentially rectangular (some 11.5 metres by 29 metres) and flat, with a conifer hedge to the roadside boundary. Immediately to the south of the site there is a detached, two storey dwelling, known as Chase View. The eastern side of Camp Road comprises semi-detached and detached properties. On the opposite side of the road to the application site there is a terrace of ten, two storey properties.
- 1.3 Planning permission is sought for the erection of a detached, two storey dwelling. The proposed dwelling would be some 9.8 metres wide by 11 metres and a roof ridge height of some 7.3 metres. The dwelling would be set back a minimum of some 3.5 metres from the footway. The property would provide three bedrooms (one with ensuite facilities) and a bathroom at first floor and kitchen, utility, lounge and dining room at ground floor.

2. Policies**2.1 Department of Environment**

PPG3	-	Housing
PPG13	-	Transport

2.2 Hereford and Worcester County Structure Plan

Policy CTC1	-	Development in Areas of Outstanding Natural Beauty
Policy CTC9	-	Development Criteria
Policy H16A	-	Housing in Rural Areas
Policy H18	-	Residential Development in Rural Settlements

2.2 South Herefordshire District Local Plan

Policy GD1	-	General Development Criteria
Policy C5	-	Development within Areas of Outstanding Natural Beauty
Policy C43	-	Foul Sewerage
Policy SH14	-	Siting and Design of Buildings
Policy T1A	-	Environmental Sustainability and Transport
Policy T4	-	Highway and Car Parking Standards

Part 3 – Chapter 37 – Ross on Wye

Policy 3	-	Infill Sites for Housing
Policy 4	-	Primarily Residential Areas
Policy 5	-	Housing in Built-up Areas

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Part 1

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S3	-	Housing
Policy S6	-	Transport

Part 2

Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy LA1	-	Areas of Outstanding Natural Beauty
Policy H13	-	Sustainable Residential Design
Policy H14	-	Re-using Previously Developed Land and Buildings
Policy H16	-	Car Parking
Policy CF2	-	Foul Drainage
Policy T11	-	Parking Provision

3. Planning History

3.1	SH90/0533/PO	One two-storey dwellinghouse and garage.	-	Granted 13.06.1990
	SE2005/3714/O	One three-bedroom dwelling with garage.	-	Refused 11.1.2006

4. Consultation SummaryStatutory Consultations

4.1 Welsh Water - no objections, recommend conditions.

Internal Council advice

4.2 The Traffic Manager raises no objection. The off road parking provision is of benefit and outweighs the inability for vehicles to turn within the site. This is the case with other properties in the vicinity of the site.

5. Representations

5.1 A letter was submitted with the application by the applicants' agent. It states that:

- the storm water from the new house and The Shrubbery will be taken to soakaways in the garden of the new house. The foul waste will be connected to the main sewage system.

5.2 Ross-on-Wye Town Council raise no objections.

5.3 One letter of representation has been received from D.T and P Butler of 9, Milton Terrace, Camp Road. The main points raised are:

- Vehicle access to the road is congested, people from Gloucester Road park on Camp Road as they have no room in front of their own properties.
- Proposed dwelling would be immediately opposite the front of our property. Trees have already been cut down.
- The sewers are overloaded and frequently block. Another dwelling can only make this worse.

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, in the consideration of this application are the principle of residential development, the impact on the character of the area, the affect on the neighbouring properties, highway safety and drainage arrangements.

6.2 The site is within a primarily residential area and the Ross-on-Wye settlement boundary. The Local Plan policies permit new residential, infill development within the defined settlements subject to certain specified criteria. Furthermore PPG 3 – Housing and the Unitary Development Plan advocate the efficient use of land, particularly in sustainable locations with good access to facilities and public transport. Therefore it is considered that the principle of residential development on the site is acceptable.

6.3 The proposed dwelling would be of a similar scale, height and design to others within Camp Road. The design includes features such as a chimney, contrasting brick detailing and a porch. The dwelling to plot ratio would be similar to the existing development in Camp Road and would not appear cramped. Parking is proposed to the front of the dwelling, along with a brick wall to the left hand side of the front boundary. This would not be dissimilar to the existing character of the road. It is therefore considered that the proposed dwelling would be in keeping the existing character of the area.

6.4 The window openings are predominantly sited within the eastern and western elevations of the proposed property, with the exception of a ground floor kitchen window in the northern elevation and a ground floor lounge and first floor bathroom window in the southern elevation. There are no windows in the northern elevation of Chase View and as such the proposal would not enable direct loss of privacy to this property. In relation to The Shrubbery only a ground floor window is proposed. Consequently there would not be direct overlooking between The Shrubbery and the proposed dwelling. With regards the objectors' property, 9 Milton Terrace, it is considered that as the proposed dwelling would be on the opposite side of Camp Road and some 26 metres at the nearest point, the proposal would not adversely affect their privacy or residential amenity. In this suburban context the dwelling would not have an adverse overbearing impact.

- 6.5 The proposal includes the provision of two off road parking spaces. Taking into account the proximity to the town centre, public transport, policies T4 of the Local Plan and T11 and H16 of the Unitary Development Plan and PPG13, it is considered that the proposal would be acceptable in highway safety terms. Furthermore the Traffic Manager raises no objections.
- 6.6 Welsh Water have raised no objections, subject to conditions requiring the surface water and land drainage to be drained separately from foul water. The applicants' agent has confirmed that the storm water from the new house and The Shrubbery will be taken to soakaways in the garden of the new house and the foul waste will be connected to the main sewage system.

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 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 H10 (Parking - single house)**
Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.
- 6 W01 (Foul/surface water drainage)**
Reason: To protect the integrity of the public sewerage system.
- 7 W02 (No surface water to connect to public system)**
Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.
- 8 W03 (No drainage run-off to public system)**
Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

9 W04 (Comprehensive & Integrated drainage of site)

Reason: To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system.

Informative:

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

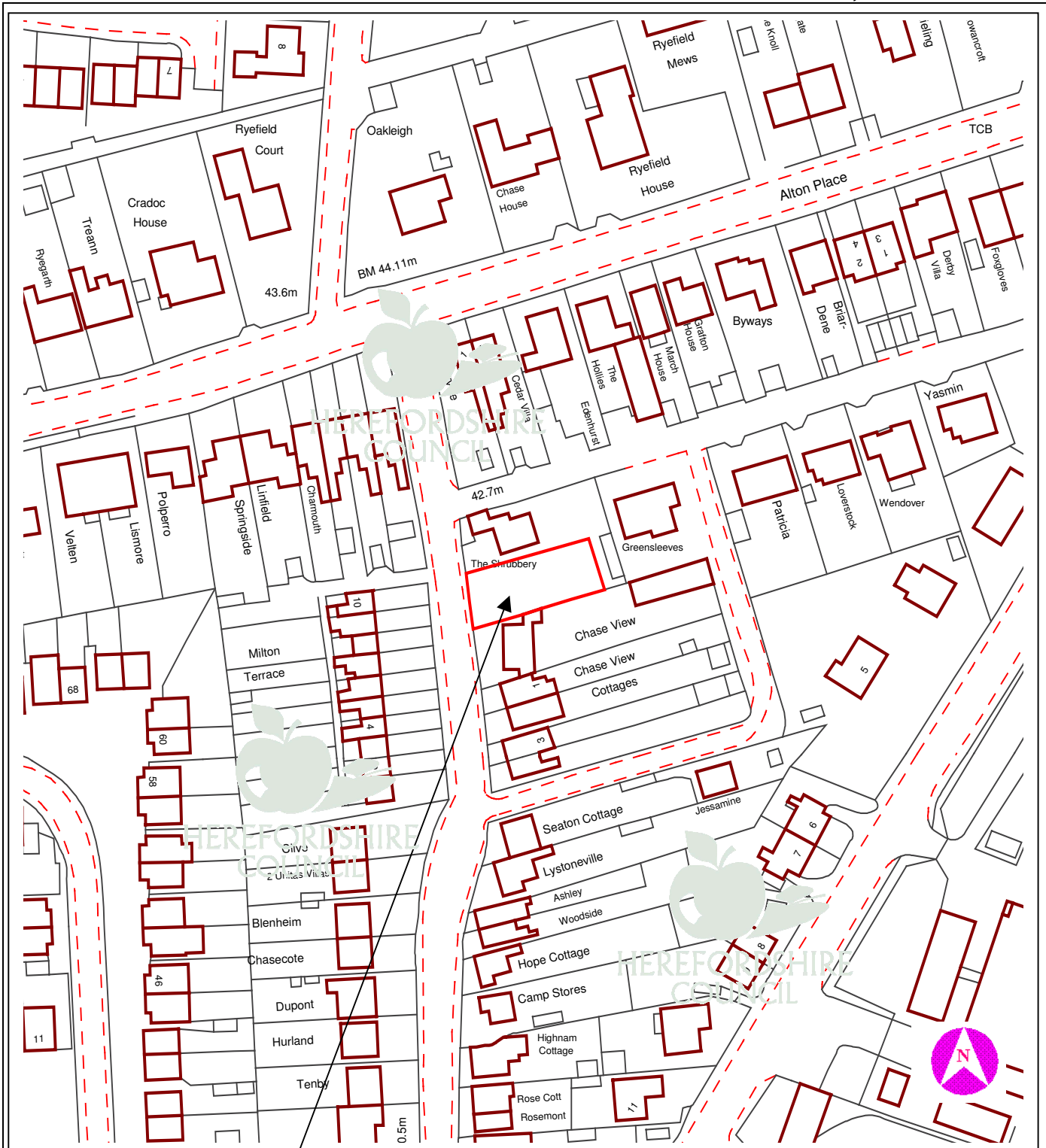
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/1450/F

SCALE : 1 : 1250

SITE ADDRESS : The Shrubbery, Camp Road, Ross-on-Wye, Herefordshire, HR9 5NA

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