

9 DCNC2006/1537/O - OUTLINE APPLICATION FOR THREE BEDROOMED DETACHED HOUSE WITH INTEGRAL DOUBLE GARAGE AT 56 & 58 OLD ROAD, BROMYARD, HEREFORDSHIRE, HR7 4BQ

For: B Konig & Mr T Smith per Linton Design 27 High Street Bromyard Herefordshire HR7 4AA

Date Received:
22nd May 2006

Ward: Bromyard

Grid Ref:
65149, 54658

Expiry Date:
17th July 2006

Local Member: Councillor P Dauncey

1. Site Description and Proposal

- 1.1 This site, within the town of Bromyard, flanks the north eastern side of Old Road (B4214) and currently forms part of the front gardens of nos 56 and 58 Old Road. The gardens are long and narrow and slope steeply down to the road frontage where there is a stone retaining wall and a pedestrian access. The houses are located at the top of the gardens at the north west ends. The site is situated in a residential area surrounded by dwellings although there is a small field on its south western side.
- 1.2 This outline application is for the erection of a three bedroomed detached house with an integral garage with the details relating to means of access and siting submitted at this outline stage. The new access will be onto Old road with an area for car parking within the site. An illustrative drawing was submitted with the application showing what the applicants have in mind with respect to the size and design of the dwelling. This drawing shows a three storey dwelling with an integral garage on the ground floor.

2. Policies

2.1 Planning Policy Guidance

PPS1 - Delivering Sustainable Development
PPG3 - Housing

2.2 Hereford and Worcester County Structure Plan

Policy H2B - Location of Housing General
Policy H16A - Development Criteria
Policy CTC9 - Development Criteria

2.3 Malvern Hills District Local Plan

Housing Policy 2 - Development in Main Towns
Housing Policy 3 - Settlement Boundaries
Transport Policy 8 - Car Parking and Servicing Requirements
Bromyard Housing Policy 1

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S2 - Development Requirements

Policy DR1 - Design

Policy H1 - Hereford and the Market Towns: Settlement Boundaries and Established Rural Areas

2.5 Supplementary Planning Guidance

SPG - Design and Development Requirements

3. Planning History

- 3.1 DCNC1999/1848/F Proposed detached garage at 58 Old Road (not part of application site). Planning permission granted 05/08/99

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water objects to the development as it would overload the existing public sewerage system. No improvements are planned within the Welsh Water's Capital Investment Programme and any development prior to improvements being undertaken to be premature.

Internal Council Advice

- 4.2 The Traffic Manager recommends that any permission includes a condition requiring the low wall to be lower than 600mm.

5. Representations

- 5.1 The Town Council states:

"My Town Council's Planning committee resolved not to support this application on the following grounds;

1. Insufficient and potentially dangerous access onto an already congested highway.
2. Overdevelopment of the area; this and any further development will harm the residential amenities of the existing occupants of surrounding properties.
3. Measures regarding drainage of surface storm water are not comprehensive enough to allay the fears of this Council."

- 5.2 A letter of objection has been received from Mr B & Mrs J Harman, Croft cottage, 59/61 Old Road, Bromyard HR7 4BQ. The main points being:

- Proposal would take away pleasant garden view and replace it with yet another ugly housing block. Last piece of attractive garden is this section of Old Road.
- A large house directly opposite our home would detract from our outlook and impact on the value of our property.

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 relate to:

- i) the principle of erecting a dwelling on this site
- ii) the siting of the dwelling within the site, it's effect on the character and appearance of the area and the residential amenities of adjacent buildings.
- iii) Parking and vehicular access
- iv) The effect of the proposal on the existing public sewerage system.

The most relevant policies with respect to these issues are Housing Policies 2 and 3 and Bromyard Housing Policy 1 of the Malvern Hills District Local Plan, and H1 of the Herefordshire Unitary Development Plan (Revised Deposit Draft).

6.2 The principle of erecting a dwelling on this site is considered to be acceptable as the site is located in a designated residential area within the town boundary. The proposed site is large enough to successfully accommodate the intended dwelling and leave enough curtilage to serve the existing dwellings, ie nos 56 and 58 Old Road.

6.3 The applicants intend to erect a single dwelling similar in size and design to the four semi-detached dwellings which were recently built immediately to the east of the application site (planning permission ref No DCNC2003/0589/F granted on 9th July 2003). The proposed new dwelling would therefore be in keeping with these existing dwellings and not out of keeping with the character and appearance of the surrounding area. In addition the intended dwelling will not adversely affect the residential amenities of the occupants of the adjacent dwellings. The proposed siting of the dwelling within the plot is considered to be acceptable although a condition showing how the dwelling will be cut into the ground will be required as these details have not been shown in full. It is understood that the dwelling will be cut into the ground in a similar fashion as the adjacent dwellings to the east.

6.4 The details relating to the new vehicular access and parking provision are also considered acceptable and can be conditioned to ensure their acceptability.

6.5 The outstanding issue relates to the existing public sewerage system and the effect the proposal will have on it. Welsh Water requires that there are no further additions to the main foul sewerage system as it will result in hydraulic overloading of the existing system to the detriment of the health and safety of local residents and the environment. The applicants did propose to split the surface water and foul sewage, i.e. foul sewage to the mains sewer and surface water to soakaways. The combination of surface water and foul sewage discharging into the mains does create a significant problem. However the foul sewage only contributes to a small amount of the total discharge and the applicants hoped that splitting the surface and foul water to separate systems would be acceptable. However, Welsh Water maintain that the existing sewerage system cannot cater for any additional discharge into the system no matter how small. As a result the applicants and Welsh Water have discussed the matter and it is understood that the applicants have been advised that if they agree to split the surface water and foul sewage discharge at their existing houses ie nos 56 and 58 Old Road from a current combined system where both surface and foul water is discharged into the mains system to a split system where the surface water is discharged to

soakaways and foul water into the mains sewerage system, then this situation would result in an overall reduction in the discharge of surface and foul waters into the mains system from the proposed and existing dwellings which would then be acceptable to Welsh Water. The applicants have revised the proposal to accommodate this requirement and revised drawings have been received. Welsh water have been formally reconsulted on the revised scheme.

- 6.6 The proposed development is therefore considered to be acceptable and in accordance with planning policies and guidance with respect to new dwellings in the town. This of course will only be fully acceptable subject to the amended scheme being approved by Welsh Water. The application could be delegated to the Planning Officer to determine the application when the sewerage matters have been resolved.

RECOMMENDATION

That subject to the amended details regarding surface water and foul sewage drainage arrangements (relating to the applicants existing dwellings Nos 56 and 58 and also the proposed dwelling) being acceptable to Welsh Water, the Head of Planning Services be given delegated authority to approve the application subject to the following conditions:

- 1 - A02 (Time limit for submission of reserved matters (outline permission))**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

- 2 - A03 (Time limit for commencement (outline permission))**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

- 3 - A04 (Approval of reserved matters)**

Reason: To enable the local planning authority to exercise proper control over these aspects of the development.

- 4 - A05 (Plans and particulars of reserved matters)**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

- 5 - A07 (Development in accordance with approved plans) (amended drawing no. 1293/1 A)**

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

- 6 - 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.

7 - H06 (Vehicular access construction)

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 - The wall on the site's roadside frontage shall not exceed 0.6m in height at any point along its length.

Reason: In the interests of highway safety.

10 - F20 (Scheme of surface water drainage)

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

11 - W01 (Foul/surface water drainage)

Reason: To protect the integrity of the public sewerage system.

12 - 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.

13 - W03 (No drainage run-off to public system)

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

14 - Conditions 10, 11, 12 and 13 apply to the new dwelling hereby approved and also to the two existing dwellings, Nos. 56 and 58 Old Road.

Reason: To define the terms to which this planning permission relates and to ensure that satisfactory drainage arrangements are provided.

Informatives:

- 1 - N03 - Adjoining property rights
- 2 - HN05 - Works within the highway
- 3 - HN10 - No drainage to discharge to highway
- 4 - HN22 - Works adjoining highway
- 5 - N15 - Reason(s) for the Grant of PP/LBC/CAC

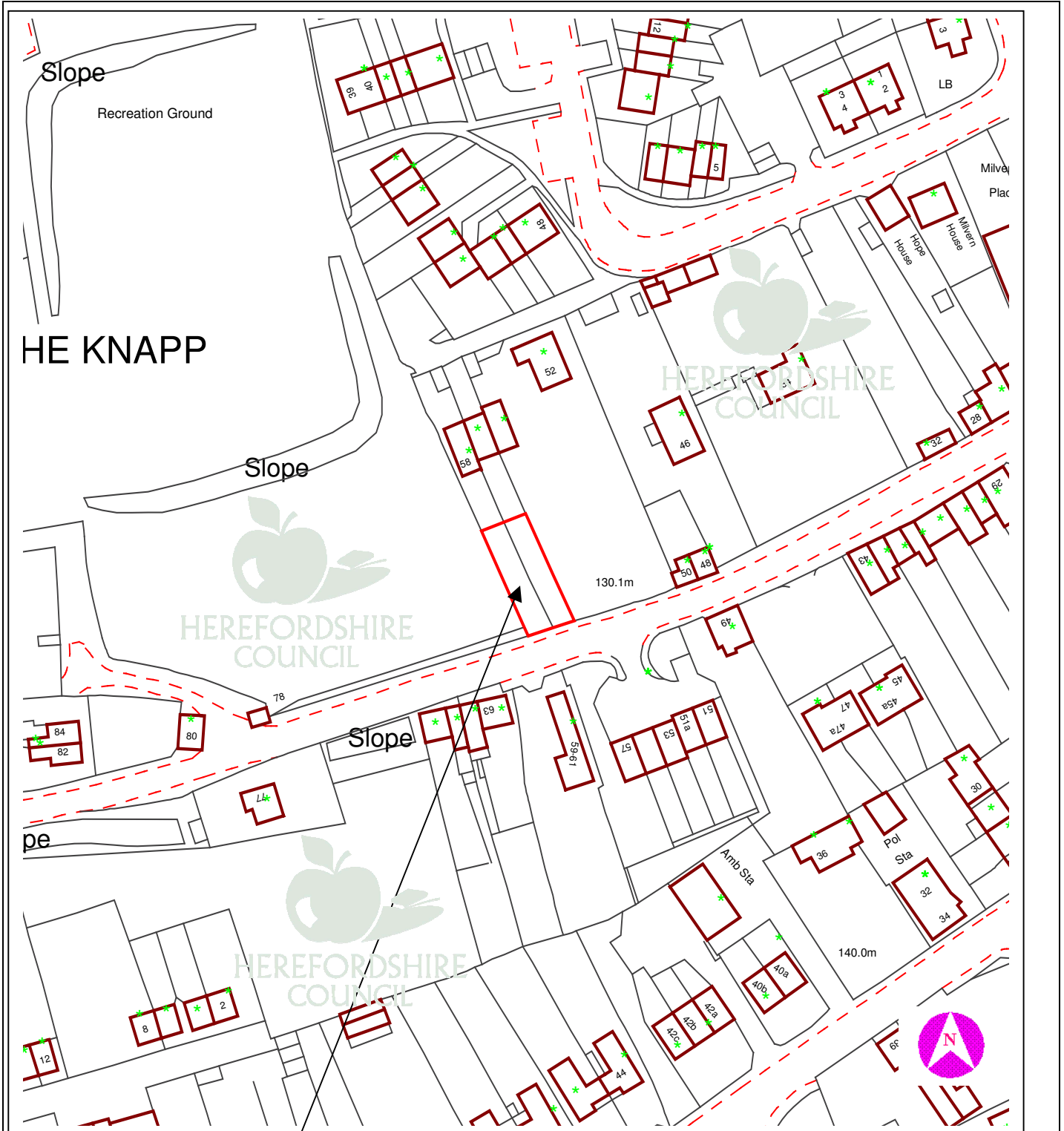
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2006/1537/O

SCALE : 1 : 1250

SITE ADDRESS : 56 & 58 Old Road, Bromyard, Herefordshire, HR7 4BQ

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