

**2 SE2003/1270/F - ERECTION OF DETACHED DWELLING. LAND ADJACENT TO LODOROC HOUSE, WALFORD ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5PQ****For: Mr L D R Cook per Bruton Knowles, Bisley House, Green Farm Business Park, Bristol Road, Gloucester GL2 4LY****Date Received: 28th April 2003    Ward: Ross-on-Wye West    Grid Ref: 5976 2356  
Expiry Date: 23rd June 2003**

Local Members: Councillor G Lucas and Councillor M R Cunningham

**1. Site Description and Proposal**

The site lies within the primary residential area of Ross-on-Wye, the Ross-on-Wye Town Conservation Area and the Wye Valley Area of Outstanding Natural Beauty. The site is approximately 620 metres to the south of the town centre on the western side of the Walford Road. The surrounding area comprises detached, semi detached and terraced properties of varying sizes, designs and materials. The pattern of development on the western side of the Walford Road in the locality of the site is denser than on the eastern side.

It is proposed to erect a detached 2 ½ storey property on an area of land between a detached property known as Lodoroc House (formerly known as Lindos) and Ashcote, which is a semi-detached dwelling. At present the site forms part of the garden of Lodoroc House. A new access off Walford Road (B4234) is proposed with an area for parking/turning between the highway and the proposed dwelling. The site, which is essentially rectilinear, has an area of 0.0035 hectares, a frontage of some 10.3 metres and depth of some 31 metres. The proposed dwelling would have a ground floor area of 75 square metres and a roof ridge height of 9.6 metres. The proposed dwelling would provide accommodation on three levels, a lounge, kitchen, dining room and W.C at ground floor, three bedrooms and a bathroom at first floor and an ensuite bedroom within the roof void. Two flat roof dormer windows are proposed on the rear elevation of the property to provide natural light to the second floor accommodation. The proposed dwelling would have bay windows at ground and first floor on the right-hand side of the front elevation, a chimney and brickwork to the ground floor with render above, under a tiled roof.

**2. Policies****2.1 Department of the Environment**

PPG1	General Policy and Principles
PPG3	Housing
PPG13	Transport
PPG15	Planning and the Historic Environment

**2.2 Hereford and Worcester County Structure Plan**

Policy CTC1	Area of Outstanding Natural Beauty
Policy CTC9	Development Criteria
Policy H18	Housing in Rural Areas
Policy H16A	Housing in Rural Areas

**2.3 South Herefordshire District Local Plan**

Policy GD1	General development criteria
Policy C5	Development within AONB
Policy C23	New Development affecting Conservation Areas
Policy C45	Drainage
Policy SH5	Housing Land in Ross on Wye
Policy SH14	Siting and design of buildings
Policy T4	Highway and Car Parking Standards

## Part 3 - Chapter 37

Policy 3	Infill Sites for Housing
Policy 5	Housing in Built-up Areas
Policy 12	Off-street Parking
Policy 16	Tourist Attractions

**2.4 Herefordshire Unitary Development Plan – First Deposit Draft**

The Plan contains a number of policies which are relevant to the proposal. However it is considered that they do not raise any new issues that are not addressed in the Development Plan.

**3. Planning History**

- 3.1 SS98/0876 Relocation of existing access to improve - Granted 8.12.1998  
access for handicapped persons

**4. Consultation Summary**

- 4.1 Hyder Consulting on behalf of Welsh Water - No objection, recommend conditions

**5. Representations**

- 5.1 Ross-on-Wye Town Council - No objection to the house but there are concerns over the access across and egress on to a very busy road.

- 5.2 Five letters of objection have been received, from Mr and Mrs Petersen of Lyford, 4 Ashfield Crescent, Sarah Sykes of 6 Ashfield Crescent, Graham and Barbara Isle of Halcombe, Ashfield Crescent, Mr Reynolds of Ashcote, Walford Road and A Rush of 37 Redwood Close. In summary the main issues raised are:

- OS Map submitted is not up to date, therefore does not reflect the density and difference between the denser development of the town and the more well spaced pattern along Walford Road.

- When we bought our property we felt that our open aspect and privacy to the rear of our house was guaranteed (4, Ashfield Crescent).
- Proposal would result in overlooking of our rear gardens and into rooms with windows to the rear. The second floor dormer windows would enable further overlooking.
- Have been advised that an application for a previous owner was turned down due to impact on Conservation Area and on highway grounds.
- Fail to see how a three storey house, of modern design would preserve or enhance a Conservation Area, which mainly consists of older properties.
- The building on the small, narrow plot of land would erode the feeling of openness enjoyed by local residents.
- The access and turning/parking area would be insufficient and would result in obstructions and danger on Walford Road, which is used by St Joseph's Convent and School and Lawfords (home for the elderly). The removal of the wall to the road to provide an adequate access and parking/turning area would be undesirable in terms of its effect on the street scene. A smaller property, with an integral garage, may enable satisfactory arrangements.
- The three storey dwelling proposed would maximise the accommodation provided and therefore its value regardless of the appropriateness of such for the site.
- The submitted plans do not indicate the removal of earth etc to achieve the land levels and the impact that this would have on the neighbouring property and the provision of the access and services.
- Negative effects of the proposal would outweigh the positive, it would devalue properties, be an unnecessary increase in housing density detracting from the more spacious garden fronted houses of the rest of the street.
- The building of another house would be a 'careless decision' to increase the number of properties in Ross-on-Wye.

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. Officers Appraisal**

- 6.1 The main considerations in the determination of this application are the principle of the development, the effect on the character and appearance of the surrounding area, which is within a Conservation Area and Area of Outstanding Natural Beauty, the impact on the residential amenity of neighbouring properties and highway safety.
- 6.2 The Local Plan policies permit new residential, infill development within the defined settlements subject to certain specified criteria. Furthermore PPG 3 – Housing advocates 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 policies of the Development Plan seek to protect the character and appearance of those areas recognised for their visual and/or historic qualities. Specifically policies CTC15 of the Structure Plan and C23 and Policy 16 of the Local Plan state that proposals in Conservation Areas should contribute to the character of the area and maintain visually important open spaces. Furthermore PPG 15 reinforces the legislative requirement (section 72 of the Town and Country Planning Act 1990 (as amended)) that, in respect of Conservation Areas, Local Planning Authorities should pay special attention to the desirability of preserving or enhancing the areas (paragraph 4.14).

- 6.4 The siting of the proposed dwelling would be set back in relation to Ashcote, to the south, but forward of Lodoroc to the north. The height of the proposed dwelling would be lower than Ashcote but similar to Lodoroc. In terms of its scale, mass, design and materials the proposed dwelling has taken the neighbouring property Ashcote as a point of reference. Taking into account the existing character and appearance of the surrounding area, the relationship between dwellings, the general mixed pattern and design of development in the surrounding area, it is considered that the proposed dwelling would not appear cramped in the plot and would be sympathetic to the character of the locality. The majority of the frontage of the site is screened to the highway by a wall with a fence above. Therefore it is considered that the site does not represent an important open area within the street scene. A street scene plan has been submitted and it is considered that this indicates that the proposal would complement the spaces between properties. Careful consideration has been given to the siting, height, design and materials of the proposed property and it is considered that the proposal would not detract from the character of this part of the Conservation Area, but rather would preserve it. To ensure the external materials would be appropriate in the Conservation Area it is considered necessary to require that samples and/or trade descriptions are submitted and agreed prior to the commencement of development. Furthermore to be in keeping with the existing boundary treatments to the highway and preserve the character and appearance of the Conservation Area it is considered that a condition should be imposed to require details to be submitted and approved.
- 6.5 Although the site is within the Wye Valley Area of Outstanding Natural Beauty it is within a built-up area adjacent to other houses. In light of the context of the site and the scale of the development proposed it is considered that the proposal would only have a minimal impact upon the landscape quality and as such would not be contrary to the relevant policies.
- 6.6 In respect of the impact of the proposal on the amenity of neighbouring properties, by virtue of the siting and orientation of the existing dwellings in relation to the proposed and existence of substantial boundary treatments to the western boundary, the proposal would not be overbearing or overshadow adjacent properties. The proposed dwelling would have only secondary windows to the southern elevation, which would serve the landing/staircase and an ensuite bathroom. The rear elevation would have bedroom windows at first floor and two dormer windows, set in the roof slope. From the rear elevation of the proposed dwelling to the rear elevations of the properties to the west (Numbers 4 and 6 Ashfield Crescent) there would be a distance of some 35 metres. With regard to the effect upon the privacy of neighbouring properties, it is considered that by reason of the distance separation between the proposed dwelling and those to the west, particularly in relation to the objectors' properties (on Ashfield Crescent) and the urban location of the site it would not cause demonstrable harm.
- 6.7 Vehicular access to the site would be provided off Walford Road. Off road parking is proposed within the site. Policy T4 states that when considering proposals certain car parking standards should be applied. Within the Conservation Area and/or adjacent to Ross-on-Wye town centre an intermediate or reduced provision applies. Moreover PPG3 – Housing and PPG13 – Transport state that in areas where services are readily available by walking, cycling or on public transport car parking standards should be revised. Taking into account the proximity of the site to public transport routes and Ross-on-Wye town centre this aspect of the proposal is considered acceptable. Subject to the provision of satisfactory visibility onto Walford Road the proposed parking and access would be acceptable and would accord with policy requirements.

Head of Engineering and Transportation, Divisional Surveyor (South) raises no objection subject to necessary conditions.

- 6.8 The land levels within the site are higher than the adjoining highway. To ensure that the proposed dwelling would be in keeping with the existing heights of the adjoining buildings a condition requiring slab levels to be agreed before commencement of development is recommended.
- 6.9 In summary it is considered that the proposal is acceptable in principle and would preserve the character and appearance of the area, not adversely effect the amenity of neighbouring properties or be detrimental to highway safety. As such the proposal would accord with the relevant policies of the Development Plan.

### **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 A07 (Development in accordance with approved plans )**

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

**3 B01 (Samples of external materials )**

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

**4 E18 (No new windows in specified elevation )**

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

**5 G01 (Details of boundary treatments )**

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

**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 The dwelling hereby granted shall not exceed the height of 'Ashcote'.**

**Reason: To define the permission in order to protect the character and appearance of the Conservation Area.**

**8 H03 (Visibility splays )**

**Reason: In the interests of highway safety.**

**9 H05 (Access gates )**

**Reason:** In the interests of highway safety.

**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.

**11 Foul water and surface water discharges must be drained separately from the site.**

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

**12 No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage 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 No land drainage run-off will be permitted, either directly or in-directly, to discharge into the public sewerage system.**

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

**INFORMATIVE NOTES**

**1 N03 - Adjoining property rights**

**2 HN01 - Mud on highway**

**3 HN04 - Private apparatus within highway**

**4 HN05 - Works within the highway**

**5 If a connection is required to the public sewerage system, the developer is advised to contact the Dwr Cymru Welsh Water's Network Development Consultants on Tel: 01443 331155.**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.