

8 DCNW2006/2582/F - PROPOSED NEW DWELLING ON LAND ADJOINING THE HOLME, CHURCH ROAD, EARDISLEY, HEREFORD, HR3 6NJ.**For: Mr R & Mrs E Smith at above address.****Date Received:
8th August 2006****Ward: Castle****Grid Ref:
31123, 49597****Expiry Date:
3rd October 2006**

Local Member: Councillor J Hope

1. Site Description and Proposal

- 1.1 The site for the proposed development is reasonably level and located between two existing residential properties, one of which, is the applicants that is located on the western side of the application site, in whose curtilage the application site is located within. Alongside the eastern elevation of the application site is a recently constructed two-storey dwelling. The unclassified 90418 public highway abuts the northern side of the application site, on opposite side of this highway are other residential properties. To the south of the proposed development site is the residential curtilage of another dwelling. Surrounding properties are of a mixed design and historic and architectural character.
- 1.2 The application proposes the construction of one detached two-storey dwelling consisting of three bedrooms and a bathroom on the first floor and a living room, kitchen, utility and dining room on the ground floor. The proposed external construction is of a brick base, rendered walls under an externally constructed cambrian slate roof. The application site measure 300 square metres and the proposed property has a ground floor space of approximately 70 square metres.

2. Policies**2.1 Leominster District Local Plan**

A1 – Managing the District's Assets and Resources
A2(C) – Settlement Hierarchy
A18 – Listed Buildings and their Settings
A21 – Development within Conservation Areas
A23 – Creating Identity and an Attractive Built Environment
A24 – Scale and Character of Development
A54 – Protection of Residential Amenity
A55 – Design and Layout of Housing Development
A70 – Accommodating Traffic from Development
A71 – Vehicle Parking Standards for Development away from Central Shopping and Commercial Areas and Conservation Areas

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

S1 – Sustainable Development

S2 – Development Requirements
DR1 – Design
DR2 – Land Use and Activity
DR3 – Movement
H4 – Main Villages – Settlement Boundaries
LA2 – Landscape Character and Areas Least Resilient to Change
HBA4 – Setting of Listed Buildings
HBA6 – New Development within Conservation Areas
CF2 – Foul Drainage

3. Planning History

- 3.1 NW06/0421/F - Proposed new dwelling on land adjoining The Holme, Eardisley - Withdrawn 6th April 2006
- 3.2 NW05/3300/F - Change of use from Granny Annexe to Child Day Care facility at The Holme, Church Road, Eardisley - Approved 28th November 2005.
- 3.3 94L/0763 - Demolition of outbuildings and extension to provide accommodation for elderly relative - Approved 2nd March 1995.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water raises no objections subject to conditions being attached to any approval notice issued with regards to foul and surface water drainage from the site.

Internal Council Advice

- 4.2 Transportation Manager raises no objections.
- 4.3 Conservation Manager raises no objections stating that the proposal compliments the setting of the listed building and will have minimal impact on the surrounding Conservation Area.
- 4.4 Archaeology Manager raises no objections subject to the inclusion of standard condition 'DO1' with regards to site investigation.

5. Representations

- 5.1 Eardisley Parish Council has responded to the application stating:-

"No objections as such, but do we really need to crowd in another house on this site?"

- 5.2 Six letters of objection have been received to this application from:-

- Nigel Bachman, Bank House, Church Road, Eardisley.
- Mrs Sally Henshall, via email.
- Rita Bachman, 4 Eastfields, Almeley Road, Eardisley.
- Mrs. R. M. T. Beadle, 10 Eastfield, Eardisley.
- Mrs. Julia Clements, 20 Eastfileds, Eardisley.
- Mr. S. P. Wolstencroft, Sallins, Almeley Road, Eardisley.

The key issues raised in the objections are:-

- Traffic - impact of additional traffic on the busy stretch of public highway adjacent to the application site, as well as additional traffic from the site itself.
- Impact of proposed development on amenity and privacy of surrounding dwellings.
- Impact of additional development on the Conservation Area and biodiversity.
- Impact on existing utility infrastructure serving the settlement.

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 key issues for consideration are:

- Impact on the adjoining public highway
- Impact on amenity and privacy of surrounding area
- Impact on the surrounding Conservation Area

Impact on the adjoining public highway

6.2 Presently there is a children's day care facility conducted from the adjacent dwelling to the application site known as The Holme, Church Road, Eardisley (the applicants dwelling within whose curtilage the application site is located within). This business was granted planning approval by the local planning authority on 28th November 2005 (see section 3.2 of this report). It is considered that this business venture generates as much if not more traffic movements on the adjacent public highway than that of a single three bedroom dwelling. The applicants have stated their willingness to cease the children's day care facilities at the premises should planning approval be granted for the proposal prior to any development on site. The Council's Transportation Manager raises no objections to the proposal. Officers are of the opinion that this scenario is acceptable and a condition attached to the approval notice if members are mindful to approve the application, will further strengthen the agreement with the applicants with regards to vehicle movements within the immediate locality.

Impact on amenity and privacy of surrounding area

6.3 The immediate area to the application site is one of residential development representing different time eras in architectural design and historic value. The proposal subject to this application is for a modest three bedroomed detached, two-storey dwelling measuring approximately 70 square metres ground floor space of similar layout and front design to the neighbouring dwelling alongside the eastern elevation of the application site. The nearest dwelling to the application site known as The Holme, is the dwelling lived in by the applicants. Other dwellings are located in excess of 10 metres from the application site and it is considered with adequate screening there will be no detrimental impact on the amenity and privacy of surrounding dwellings.

Impact on the surrounding Conservation Area

- 6.4 The proposal subject to this application is for a modest two-storey detached dwelling of similar architectural design to an existing dwelling currently under construction alongside the eastern elevation of the application site. The dwelling adjacent to the western side of the application site is a Grade II Listed Building to which the proposal will have no significant detrimental harm upon its setting, or on the setting of the surrounding Conservation Area. The site subject to this application has a roadside frontage measuring approximately 27 metres wall to wall between the existing dwellings located on either side and therefore this proposal can be considered as acceptable 'Infill' alongside the roadside frontage. The Council's Conservation Manager raises no objections to the proposed development.
- 6.5 In response to concerns raised by a member of the public with regards to water and foul water infrastructure, Welsh Water raises no objections subject to the inclusion of appropriate conditions to any approval notice subsequently issued.

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 - A06 (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 - C04 (Details of window sections, eaves, verges and barge boards)**

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

- 5 - C05 (Details of external joinery finishes)**

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

- 6 - E16 (Removal of permitted development rights)**

Reason: In order that the local planning authority can control the form of development in this sensitive location.

- 7 - G01 (Details of boundary treatments)**

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

- 8 - Foul water and surface water discharges must be drained separately from the site.

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

- 9 - 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.

- 10 - 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.

- 11 - Prior to any development on site the Child Day Care Facility, (subject to planning application ref. NW05/3300/F – approved 28th November 2005), conducted from the dwelling currently known as The Holme, Church Road, in whose curtilage the application site subject to this application is located within, shall cease functioning and confirmation of its cessation will be submitted to the Local Planning Authority in writing by the applicants or their successors in title.

Reason: In the interests of vehicle movements in relationship to the adjoining public highway and residential amenity of surrounding dwellings as well as the dwelling subject to this planning approval.

- 12 - D01 (Site investigation – Archaeology)

Reason: To ensure the archaeological interest of the site is recorded.
 Informatives:

Informative:

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

Advisory Note:

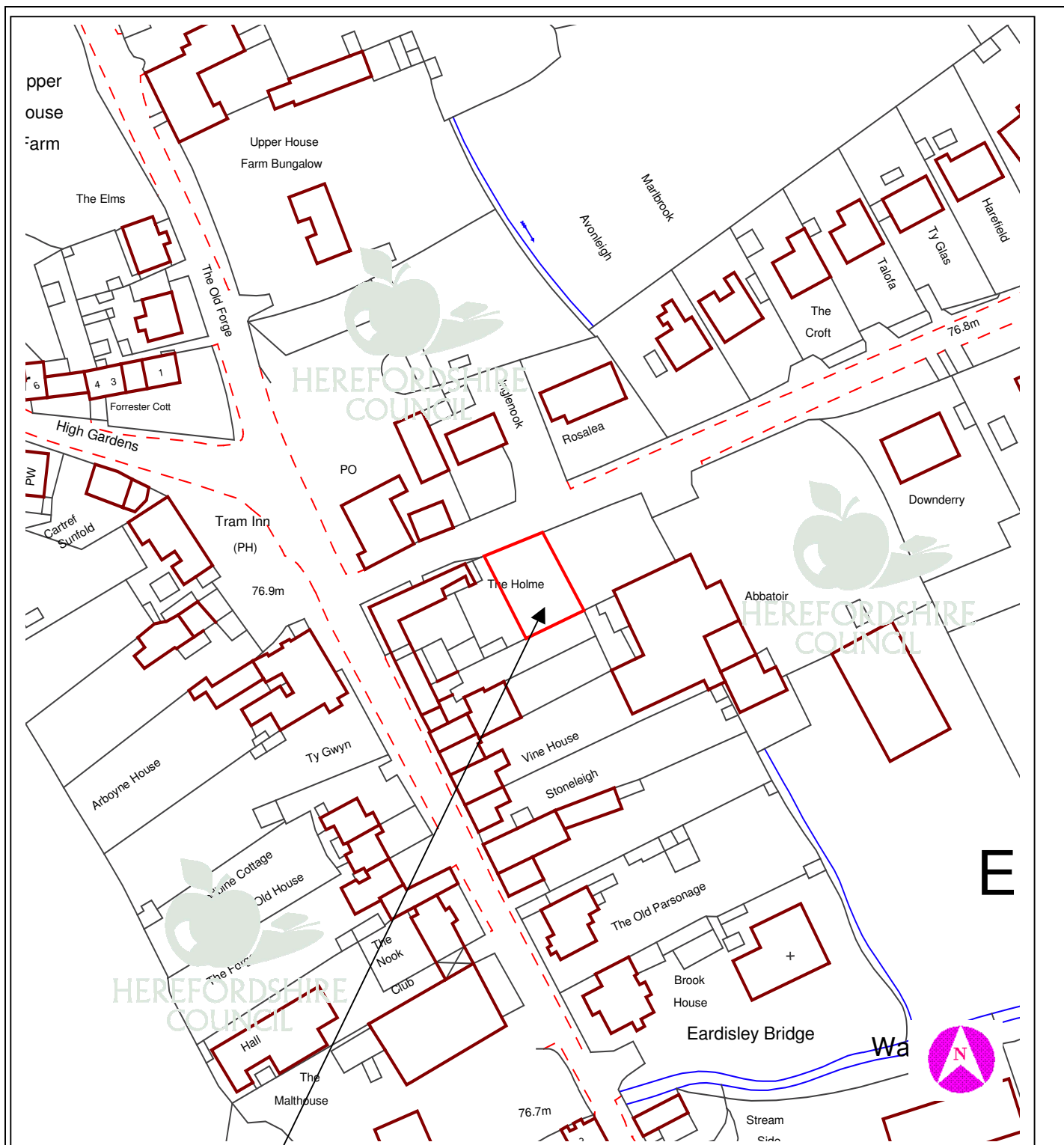
If a connection is required to the public sewerage system, the developer is advised to contact Dwr Cymru Welsh Water's Network Development Consultants on Tel No. 01443 331155.

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW2006/2582/F

SCALE : 1 : 1250

SITE ADDRESS : Land adjoining The Holme, Church Road, Eardisley, Hereford, Herefordshire, HR3 6NJ

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