

**10 DCSW2006/2673/RM - NEW DWELLING, LAND ADJACENT TO THE BOWER COTTAGE, WRIGGLEBROOK, KINGSTHORNE, HEREFORD, HEREFORDSHIRE, HR2 8AN.**

**For: Messrs B.J. & C.D Nash per Mr. M. Keyse, Sawpits, Great Doward, Symonds Yat, Ross on Wye, HR9 6BP.**

**Date Received: 15th August, 2006**

**Ward: Pontrilas**

**Grid Ref: 50001, 32095**

**Expiry Date: 10th October, 2006**

Local Member: Councillor G.W. Davis

## **1. Site Description and Proposal**

- 1.1 The proposal site is on the southern side of The Thorn, an unclassified road (u/c 71603), a road that declines east south-east off the C1263 road. The proposal site constitutes an arbitrary area of garden area belonging to Bower Cottage, a stone faced cottage that is nearly square in footprint. This cottage has a south-eastern aspect given that the four principal windows are in this elevation. The proposal site also adjoins Wrigglebrook Lane that leads off The Thorn in a south-eastern direction. A hedgerow fringes the site where it abuts The Thorn and Wrigglebrook Lane. The site declines south-eastward and south-westward.
- 1.2 Planning permission was granted for a dwelling in September last year. The Environment Agency required that the applicant get Consent to Discharge from that body as a pre-requisite to planning permission being granted. The Transportation Manager also recommended that a two metre deep visibility splay be provided across the frontage of the proposed plot. All matters were reserved for future consideration.
- 1.3 The proposal follows an earlier refused application. The current proposal is approximately at right angles to The Thorn, the unclassified road from which access is gained, and entails the provision of two off-road parking spaces for Bower Cottage. The elevation facing Bower Cottage will be faced in natural stone, the remaining elevations having a rendered finish, under a natural slate roof. A single width detached garage is also proposed.

## **2. Policies**

### **2.1 Planning Policy Statement**

PPS.1 - Delivering Sustainable Development

### **2.2 South Herefordshire District Local Plan**

Policy GD.1 - General Development Criteria  
Policy C.8 - Development within Area of Great Landscape Value  
Policy SH.8 - New Housing Development Criteria in Larger Villages  
Policy T.3 - Highway Safety Requirements

Policy C.43 - Foul Sewerage

### 2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S.2 - Development Requirements  
Policy DR.1 - Design  
Policy H.6 - Housing in Smaller Settlements

### 3. Planning History

- |     |                |                                 |   |                   |
|-----|----------------|---------------------------------|---|-------------------|
| 3.1 | SW2003/3051/O  | Site for erection of dwelling   | - | Refused 03.12.03  |
|     | SW2003/3810/O  | Site for erection of dwelling   | - | Refused 13.02.04  |
|     | SW2004/1564/O  | Dwelling and shared car parking | - | Approved 28.09.05 |
|     | SW2006/1229/RM | New dwelling and double garage  | - | Refused 19.06.06  |

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

#### Internal Council Advice

- 4.2 Traffic Manager recommends conditions be attached as previously attached to the outline permission, including a footway on the southern side of the proposed access point.

### 5. Representations

- 5.1 Much Birch Parish Council make the following observations:

“Supported, subject to:

1. Pavement to continue to end of Bower Cottage curtilage, rather than finishing at driveway.
2. It appears that the proposed plans have been turned around and the front now overlooks Bower Cottage. Previous position preferred.”

- 5.2 Two letters of objection, one with photographs, from

Mr. J.M. Lee, Swiss Cottage, Kings Thorn, HR2 8AW  
Mrs. A.M. Cook, Jasmine Cottage, Wrigglebrook Lane, Kings Thorn, HR2 8AW

The following main points are made:

- road safety paramount
- space stipulated for each dwelling by former Traffic Manager
- see no difference in current and refusal plans
- claimed to be 3 bedrooms, upstairs study (2.4m x 3.3m) could be fourth bedroom. This flouts Southern Area Planning Sub-Committee's requirement

- minimal reduction from refused dwelling - indeed north-east elevation higher in relation to road level on current scheme (scale and mass reasons for refusal previously)
- on outline no mention of garage. Will have adverse impact upon Swiss Cottage. No tall hedge as stated by applicant (see photographs)
- spaces in settlements important, contributes to its character
- detract from setting of Bower Cottage and Swiss Cottage, will be overshadowed and dwarfed by a modern house. Overdevelopment of site
- will overshadow Swiss Cottage.

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 are considered to be the scale and massing of the dwelling, the impact on neighbours and on the setting of Bower Cottage, the erection of a garage, highways issues and the installation of the package sewage treatment plant.
- 6.2 The dwelling has been sited such that it is angled to The Thorn and not fronting onto it. This provides more privacy for Swiss Cottage given that the main windows in the dwelling are up hill over 21 metres to Bower Cottage across a turning area and parking area, towards The Thorn, the unclassified road or south-eastwards. It will be possible to control the installation of additional first floor windows in the elevation facing Swiss Cottage. At present only a bathroom window is proposed. Swiss Cottage is at least 20 metres down slope from the proposed dwelling. The proposed elevation and siting for the new dwelling is therefore satisfactory in respecting the amenity of not only current and future occupants of Swiss Cottage but also Bower Cottage.
- 6.3 The footprint of the proposed dwelling has been reduced from that previously refused. The ridge height is 100mm approximately higher than the refused scheme however this is as the roof pitch is a more traditional 40 degrees than originally proposed. A ridge height of 7.2 metres is considered acceptable for a modern dwelling. It is stated that the application is for a modern house which is clearly a tautology. Bower Cottage has a 7 metres frontage which, when compared to the 9.2 metres proposed is considered to be acceptable. The applicants have reduced the footprint area of the recently refused dwelling to that presented here by just twenty per cent, with the inclusion of the double garage, the footprint reduction in site area is twenty seven per cent of that originally proposed.
- 6.4 The planning permission is not restricted to a three bedroom property. It is not considered that whether or not the study provides a fourth bedroom or not, given its size, is a determining factor, it is the scale and massing of the dwelling as a whole for a modern dwelling, built to modern Building Regulation standards. It was stated previously in the report to Southern Area Planning Sub-Committee for the principle of erecting a dwelling on this village settlement site that the footprint indicated on the submitted block plan was optimistic for a three bedroom dwelling, had that footprint been based upon that of Bower Cottage. The dwelling comprises two elements, the main dwelling, stone faced and between 21.6 and 23.2 metres away from Bower Cottage. This element is 6 metres wide and 9.2 metres long. A two-storey element to the rear is 5.8 metres and projects 3.9 metres out from the rear or south-east of the new dwelling. The ridge height is 7.3 metres, the roof pitch being 40 degrees. This produces an approximate 'T' shaped dwelling. Ground levels have been provided,

Bower Cottage has a ground level 1.7 metres higher than for the proposed dwelling. It is also proposed to erect a single width detached garage sited 3.6 metres to the south-west, i.e. towards the boundary with Swiss Cottage. It is 3 metres wide, 5.5 metres long and 3.7 metres of its 40 degree pitch roof. It will be stone faced on the front elevation. Therefore, the garage proposed is considered to be acceptable in terms of massing on this site.

- 6.5 The dwelling refused earlier this year fronted onto The Thorn. It had a frontage of 11.6 metres and was 6.4 metres deep, having a projecting two-storey element on the front elevation 5.7 metres wide and projecting 2 metres out from the main front wall. The ridge height was lower at 7 metres, given that a 35 degree pitch roof was used. A double garage was also proposed 1.3 metres away, it was a double garage 5.75 metres by 5.75 metres and 4.5 metres to the ridge. The slope of the site away from The Thorn and Bower Cottage will also assist in ameliorating the impact of the new dwelling.
- 6.6 The erection of a garage is not unusual for new dwellings, that fact that it was not originally included in the description for the original planning permission is not a matter in itself that could sustain a reason for refusal. The main issue is the footprint of the garage. The garage as proposed is a modest one that reflects the main dwelling by using natural stone in the front gable elevation.
- 6.7 A further issue relates to highway matters. It is not clear what is being stated about parking provision given that Bower Cottage and the new dwelling will even have two parking spaces. The visibility will need to be carried out in accordance with conditions to the first planning permission and a footway provided as stipulated by Members when the original planning permission was granted.
- 6.8 The final issue relates to the possible humming of the sewage treatment plant, this issue was previously raised when the original planning permission was determined last year. It was concluded that following advice from Building Control colleagues there would not be an unacceptable level of noise generated. The development will have an impact, it is a new dwelling with a new access entailing the removal of roadside hedges, parking and turning areas for the new dwelling and Bower Cottage. It is considered that the height of the dwelling, the footprint, the configuration of it to Bower Cottage and Swiss Cottage will not result in either existing properties experiencing intolerable loss of privacy through overlooking or through overshadowing, given the distances involved. The new dwelling is down slope from Bower Cottage and will need to be cut into the slope, this will help reduce the impact of it. The application can be supported subject to the imposition of conditions requiring further details of finishes and materials for joinery, doors, including the garage door, and details for the render finish. Environmental matters have been addressed by the site benefiting from Consent to Discharge from the Environment Agency.

## **RECOMMENDATION**

**That planning permission be granted subject to the following condition:**

**1. B01 (Samples of external materials)**

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

**2. E.18 (No new windows in specified elevation)**

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

**Informative(s):**

1. **N09 - Approval of Reserved Matters**
2. **N19 - Avoidance of doubt**
3. **N15 - Reason(s) for the Grant of Planning Permission**

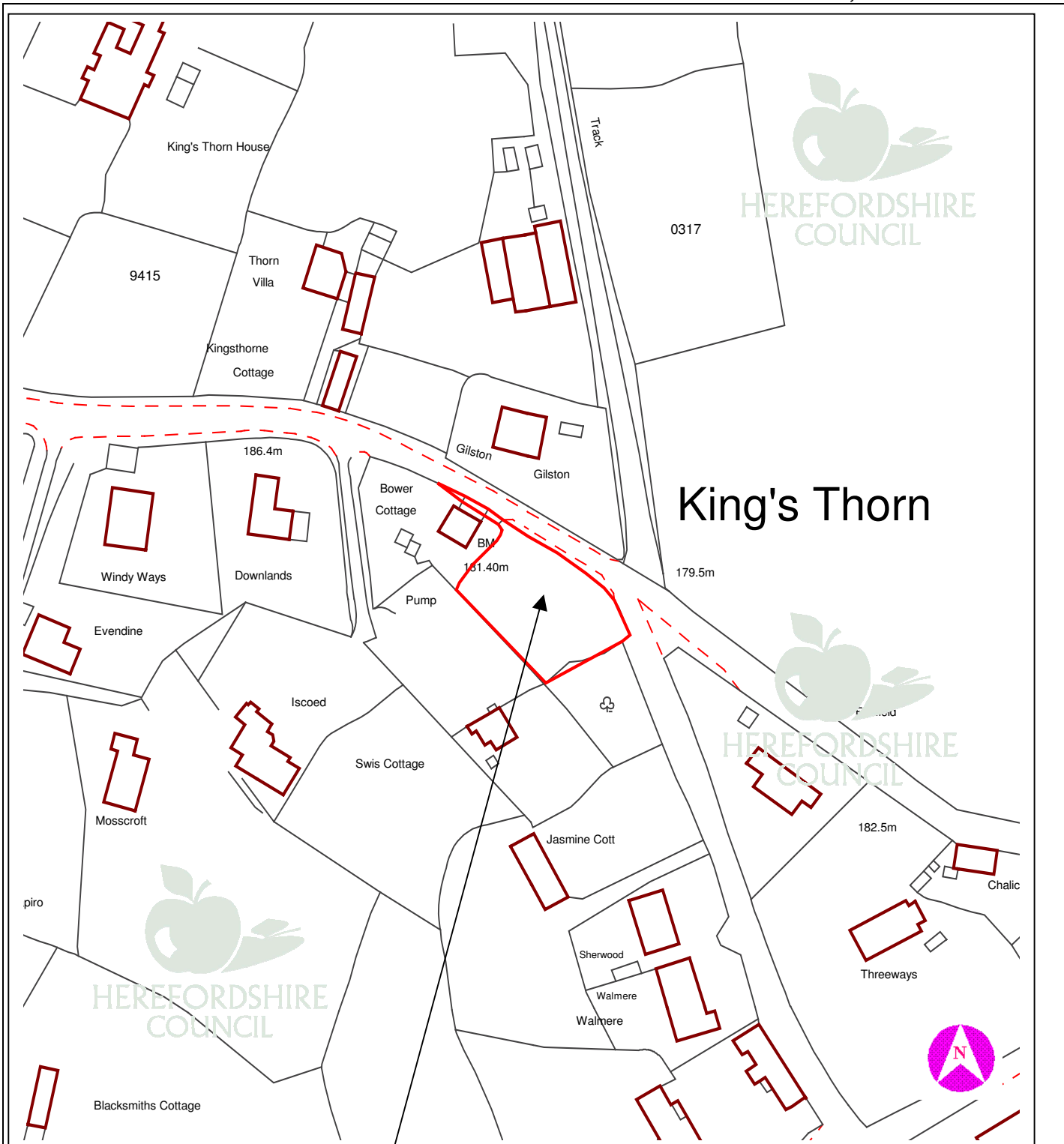
Decision: .....

Notes: .....

.....

**Background Papers**

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

**APPLICATION NO:** DCSW2006/2673/RM

**SCALE :** 1 : 1250

**SITE ADDRESS :** Land Adjacent to The Bower Cottage, Wrigglebrook, Kingsthorpe, Hereford, HR2 8AN

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005