

**15 DCCW2006/2634/F - PROPOSED DWELLING WITH GARAGE AT HIGHLANDS, MARDEN, HEREFORD, HEREFORDSHIRE, HR1 3EN.****For: Mr. B. Shaw per John Phipps, Bank Lodge, Coldwells Road, Holmer, Hereford, HR1 1LH.****Date Received: 8th August, 2006****Ward: Sutton Walls****Grid Ref: 51692, 47167****Expiry Date: 3rd October, 2006**

Local Member: Councillor J.G.S. Guthrie

**1. Site Description and Proposal**

- 1.1 'Highlands' is located on the north side of the C1120 road as you enter the village of Marden from the west. It is sited within the settlement boundary of the village as defined in the Herefordshire Unitary Development Plan (Revised Deposit Draft).
- 1.2 Planning permission is sought to erect a dormer style bungalow with attached garage in the garden to the west. The property in detail comprises hall, lounge, study, kitchen, utility, breakfast room, bathroom and bedroom on the ground floor with two bedrooms and a sunroom within the roof. A separate access for the new bungalow is proposed. 'Highlands' is a two storey dwelling fronting onto the main village road painted white under a slate roof.
- 1.3 The new bungalow is proposed to be built of brick under a slate roof.

**2. Policies**

- 2.1 Herefordshire Unitary Development Plan (Revised Deposit Draft);

Policy S3	-	Housing
Policy DR1	-	Design
Policy H4	-	Main Villages: Settlement Boundaries

**3. Planning History**

- 3.1 None.

**4. Consultation Summary**Statutory Consultations

- 4.1 Welsh Water: No objections.

Internal Council Advice

- 4.2 Traffic Manager: Recommends conditions.

## 5. Representations

- 5.1 Marden Parish Council: The Parish Council notes that the proposed house lies within the settlement boundary, and withdraws its "in principle" objection. However, you will note that the comment regarding the design of the proposed house relates to its vicinity to Highlands Cottage, and it is felt that the proposed house is not in keeping with that building. The minutes of the planning meeting when the application was first discussed reflect this, and note that there are other dwellings of a similar design on the road frontage. The Parish Council therefore stands by its objection to this planning application.

The full text of this letter can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

## 6. Officers Appraisal

- 6.1 This site is located within the settlement boundary for Marden as identified by the Herefordshire Unitary Development Plan (Revised Deposit Draft). Accordingly the principle to develop the site is accepted subject to matters such as access and design. The access has been assessed by the Council's Traffic Manager who confirms that subject to conditions a safe access can be formed to serve the new bungalow.
- 6.2 The design however is a matter which the Parish Council have raised concerns. They consider that the new bungalow is not in keeping with 'Highlands', a detached two storey dwelling fronting the main village road. However in considering the design of a property the character of a wider area, not just the adjoining dwelling, needs to be considered. In this respect the design of other dwellings beyond 'Highlands' are not dissimilar to that proposed. Accordingly it is considered that the character of the area is not being detrimentally impacted upon due to similar design in the locality. Accordingly, the Parish Council's concerns cannot be supported.

## 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. **F16 (Restriction of hours during construction).**

**Reason: To protect the amenity of local residents.**

4. **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.**

5. G04 (Landscaping scheme (general)).

Reason: In order to protect the visual amenities of the area.

6. G05 (Implementation of landscaping scheme (general)).

Reason: In order to protect the visual amenities of the area.

7. H04 (Visibility over frontage).

Reason: In the interests of highway safety.

8. H05 (Access gates).

Reason: In the interests of highway safety.

9. H06 (Vehicular access construction).

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.

**Informatives:**

- 1. HN05 - Works within the highway.
- 2. HN10 - No drainage to discharge to highway.
- 3. N19 - Avoidance of doubt.
- 4. N15 - Reason(s) for the Grant of PP/LBC/CAC.

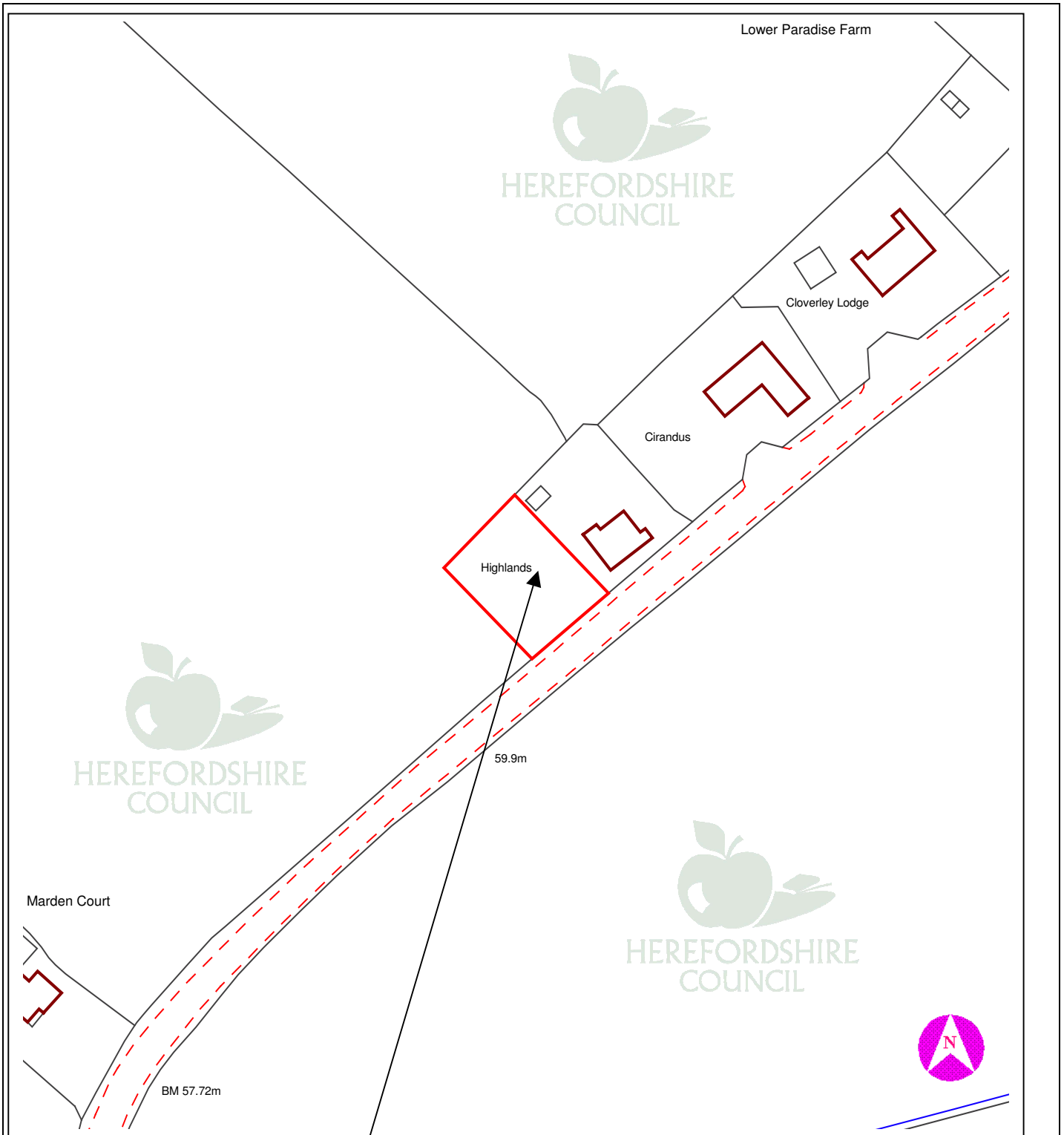
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCW2006/2634/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Highlands, Marden, Hereford, Herefordshire, HR1 3EN

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