

DELEGATED DECISION REPORT

APPLICATION NUMBER

151069

Land at Spion Cop, 61 York Road, Bromyard, Herefordshire,

CASE OFFICER: Mr A Prior

DATE OF SITE VISIT:21 April 2015

Relevant Development HUDP : S2, DR1, DR2, DR3, H13, H16
Plan Policies: Herefordshire Local Plan –Core Strategy: SD1, H1-H4
 HUDP

Relevant Site History: N121128/F –Refusal – 27 July 2012

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Town Council	Y		Y		
Transportation	Y		Y		
Landscape Officer	Y	Y			
Hyder	Y		Y	Y	
Site Notices (2)	Y	Y			
Local Member	Y		Y	y	

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The proposal is a brick two-storey dwelling at the top or northern end of York Road/Firs Lane, although access is not possible from Firs Lane. This property is opposite late twentieth century dwellings (Firs Court). Access is taken from York Road. The property declines southwards towards another detached property in York Road (no 59). The proposal site is immediately to the west of the late Victorian property, occupied by a detached garage.

It is proposed to erect a 3 bedroom two-storey detached dwelling with parking, comprising two parking spaces between it and the highway. The ridge height of the new dwelling will align with the applicant's property. The window and door details i.e segmented windows, cills and details over windows replicate the original dwelling. There is a well established boundary on the west, the new eastern boundary will comprise a 1.8 metres high close boarded fence. Details for a timber garden shed, that could be used as a lockable cycle store.

It is also proposed to provide three on-site parking spaces on the southern end of the existing property, access is via an existing gateway. This existing informal parking area adjoins a garage and driveway of an adjoining property (no 59 York Road)

Representations:

Town Council has no objections

Traffic Manager has no objections

Welsh Water recommends that conditions be attached requiring the separation of foul and surface water drainage.

Ward Member has no objections, but has reservations relating to access

Pre-application discussion:

None

Constraints:

None

Appraisal:

The main issue relates to the principle of erection of this dwelling on this site and the impact that it will have in the locality and upon the amenity of adjoining residents. Therefore, the proposal needs to be determined in accordance with policies S2, DR1, DR2, DR3, H13 and H16 of the Herefordshire Unitary Development Plan (HUDP) together with the provisions of the National Planning Policy Framework (NPPF).

The proposed dwelling is sited in a sustainable location, it is within walking distance of a number of local facilities including the junior school and shopping centre. This site is wholly within the settlement therefore the main issues relate to the impact of erecting this red brick and slate covered two-storey dwelling in this locality and secondly the impact it would have on the amenity of residents living in the vicinity of the site. The proposed dwelling is appropriately detailed and ties in well with the applicant's property. It is not considered that the dwelling will have adverse impact on the amenity of residents by reason of overlooking. The new dwelling will have good parking provision as will the existing property (Spion Cop) and therefore there will be no adverse impact on highway safety.

This is a sustainable proposal that accords with policies in the HUDP, the Herefordshire Local Plan – Core Strategy and in turn the provisions of the National Planning Policy Framework.

RECOMMENDATION: PERMIT ☒ Y REFUSE ☐

CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:

(please note any variations to standard conditions)

1. C01
2. C06/7 (1891-1, 1819-2, 1819-3, 1819-4, 1819-5)
3. CAL
4. CB2
5. CD3
6. CD4
7. CD5
8. CBK

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework
2. If a connection is required to the public sewerage system, the developer is advised to contact Dwr Cymru Welsh Water's Developer Services on 0800 917 2652.

AP

Signed: Dated: ...29 May 2015

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

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Signed:

AP

..... Dated: 29/5/15