

DELEGATED DECISION REPORT

APPLICATION NUMBER P142434/RM

Land at Windrush, School Lane, Clehonger, Herefordshire,

CASE OFFICER: Ms K Gibbons

DATE OF SITE VISIT: 8th Sept 2014

Consultation period Expire: 29th Sept 2014

Target Date: 3rd October 2014

Relevant Development Plan Policies:

National Planning Policy Framework
In particular: paragraphs 17 and Chapter 7 (Requiring Good Design)

Herefordshire Unitary Development Plan
DR1, DR2, DR3, H13

Core Strategy (Pre-submission Publication – May 2014)
SD1

Relevant Site History:

SH880259PF: Erection of detached dwelling: Approved

DCCE2006/3495/F: Erection of two detached dwellings: WD

DCCE2007/1997/F: Erection of one detached dwelling with garage; Refused

Pre-app – S123579/CE

131387 - Proposed residential development – Approved 10/9/2013

141009/RM - Reserved Matters application for planning permission 131387/O for appearance, landscaping, layout and scale - Refused

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X			X	
Transportation	X	X			
Neighbour letter/ Site Notice	X				X (x2)
Local Member	X				

20/10/2014 – talked issues through with Cllr Taylor – agreed ok to delegate.

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Outline planning permission was obtained in September 2013 for the residential development of the site. The site comprises the same red edge as this. The site is, save for the access route, broadly rectangular and extends to 0.065ha.

The eastern boundary of the site is formed by a close board fence and the gable end of Windrush is visible. Windrush, and the application site lie in a position that is slightly elevated from the road level of School Lane, but is level with the post office and Birch Hill Road.

To the south of the site are two dwellings, Avalon and 29 Birch Hill Road. To the west is the Post Office and Shop and no. 25 Birchhill Road. To the north west is 23 Birchill Road with its garden extending to the rear (north of the site)

The proposal is for the erection of a two storey dwelling, sited in a position 15m from the southern boundary, approximately 1m from the eastern boundary and 9.5m from the rear boundary. The dwelling would have a footprint of 14.6m x 6m, eaves height of 3.8m and ridge height of 6.4m. The facing brick would be Hanson Hampton Rural Blend with a Forticrete Gemini Jacobian roof tile.

The front elevation would accommodate three dormer windows in the roof (two being bedrooms and one a landing window). The rear would accommodate a single dormer window (obscure glazed) and five small rooflights. The proposal includes an attached single storey garage to its west elevation.

Internally, the property will comprise living room, utility, hallway, dining area, kitchen and at upper floor three bedrooms and a bathroom. Externally the site is accessed via the existing driveway and provides a hardsurfaced parking and turning area and landscaping.

Representations:

Cleghonger Parish Council:

We accept the revised design and details on materials, but all things considered, a bungalow construction may well be more appropriate on the site. It would be less obtrusive and not overlook the neighbouring properties

2 letters of representation have also been received raising concern about height, overlooking and loss of privacy.

Pre-application discussion:

Following refusal.

Constraints:

None

Appraisal:

This application seeks reserved matters approval of appearance, landscaping, layout and scale and has been submitted following the refusal of the previous Reserved Matter application.

In considering the outline application, consideration was given to the design and access statement, site constraints and relationships with the neighbouring properties. The delegated report made clear that a single storey property would be most appropriate, something that was also implied within the Design and Access statement in the description of being 'low profile'.

Policy DR1 of the Herefordshire Unitary Development Plan seeks to secure design that promotes or reinforces the distinctive character and appearance of the locality in terms of layout, density, scale, mass, height, design and materials. It states that development that does not adequately address design principles or is of poor design, including schemes which are out of scale or character with their surroundings will not be permitted.

Policy H13 of the Unitary Development Plan looks at sustainable residential design and mirrors the aims of DR1, ensuring that proposals respect of the townscape context of the site and character and appearance of the locality. This also ensures that development provides acceptable levels of residential amenity, including privacy, both with the scheme and in respect of nearby properties. Likewise, policy DR2 sees to ensure that developments do not prejudice the amenity or continued use of adjoining land and buildings.

The submitted proposal is for a traditional one and a half storey dwelling. The proposed plan seeks to show how this would relate to the dwellings known as Windrush, Avalon and 25 Birch Hill Road. This revised scheme has sought to address the concerns about scale and height, reducing this significantly and ensuring that these heights are comparable to those in the immediate vicinity.

The reduction in height and overall massing, scale has also had the effect of reducing the overbearing impact on the dwelling known as Avalon. An objection has been received in respect of the potential overlooking and loss of privacy from the first floor windows, but distance between the properties (back to back) is 22m and is sufficient to ensure an acceptable relationship. The proposal also includes additional and existing landscaping at the boundary that would help mitigate the relationship between the properties. Whilst the concerns are noted, the impact is not considered to be so significant that it would warrant a reason for refusal. This proposal has also addressed concerns about overlooking to the rear and with properties on Birch Hill Road and this relationship is considered to be acceptable.

To ensure that privacy is maintained and to preclude additional outbuildings or extensions that may be onerous in scale and position, it is recommended that Permitted Development rights be removed.

The detached garage block has also been removed from this scheme resulting in an improved parking and turning area and removal of the imposing building on the boundary with the neighbouring property.

Having regard to the above, the proposal is now considered to comply with the requirements of policies DR1, DR2, DR3 and H13 of the Herefordshire Unitary Development Plan in terms of its size, scale, design and impact upon amenities. As such the proposal is recommended for approval subject to conditions.



RECOMMENDATION: PERMIT REFUSE

CONDITION(S) & REASON(S):

(please note any variations to standard conditions)

C06 – Approved plans (Wind. 8e)

C13 – as detailed on drawing number Wind.8.e) unless details and samples.... Etc

C65 0 Removal of Pd Rights – Reason 2

C68 – Obscure glazing to the first floor rear (bathroom) window.

C97 – Landscape implementation (as shown on drg number Wind 8.e)

Informatives

Positive and Proactive 1

Signed:  Dated: 22nd October 2014

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT ☒

REFUSE ☐

Signed:  Dated: 22.10.14

REASON FOR DELAY (if over 8 weeks)

Negotiations ☐
Consultees ☐
Other ☐
(please specify, _____)