

Policy HSA7 **allocates** the site for “**5 individually designed dwellings**” and requires:

- “*Individual accesses ... provided from The Ridge in keeping with the local pattern*” – The allocation plan clearly shows **5** separate points of access.
- “*Built development confined to the higher ground along the road only*”.
- “*The provision of a soft edge to the southern boundary of the site with tree planting*”.

**Outline Planning Permission (16/02529/OUTD)** was granted for “*The erection of **5 detached dwelling houses** with ancillary **garages, access, parking, landscaping**” 24 October 2017.*

The Approved Block Plan shows the three **approved** access points. The Approved Visibility Splay drawing and Condition 9 require visibility splays of 24m x 43m to be provided.

Paragraph 6.2.4 of the Officers report to the Western Area Planning Committee 15 March 2017 referred to the importance of the existing hedgerow within the street scene and concluded that the proposed three access points were “*preferable to five individual driveways*”.

Importantly, the Outline Planning Permission established:

- The principle of development;
- The roadside hedge is an important feature;
- Three access points are acceptable (and preferable to the allocation requirement for five); and
- There would be a need to remove hedgerow to achieve the required visibility splays to ensure highway safety and this impact was acceptable.

The remaining Matters for consideration now are:

- Scale
- Appearance
- Landscaping

### **Scale**

There has been a significant reduction in height from the previous refusal. The submitted sections (see drawing no. 18-PO023-107 Rev E) demonstrate how the development will respect the prevailing character of two storey houses. The streetscene also shows how the proposed houses will respect the prevailing character of the area, with dwellings stepped down, working with the topography.

There will be significant gaps between the buildings to maintain views through the site as required by Policy HSA7.

We agree with your officer’s conclusion at para 6.12 where he states that “*This revised scheme...in terms of massing and scale...would harmonise with the surroundings*”.

### **Appearance**

The Ridge is characterised by two-storey dwellings with significant variation in design.

Individually designed dwellings are proposed to complement and respect the character of The Ridge with features including hipped roof, dormers, gables, chimneys and timber framing.

## Landscaping

The principle of 3 new access ways with associated visibility splays was established at the outline application stage.

A rural "instant" hedge is proposed at a minimum height of 1.5m to off-set the loss of hedge to create the approved access points and achieve the required visibility splays. The Landscape and Tree Officer raises "No objection".

**In summary**, the Site is allocated in HSADPD with outline Planning Permission for 5 houses approved in 2017.

Access to the site by way of three separate access points is Approved.

The scale of development is significantly reduced from the previous scheme and harmonises with the character of the area. The appearance respects the locality. The landscape scheme mitigates the impact of development including the creation of the approved visibility splays.

Planning Permission should therefore be granted in line with the Officer recommendation.