

**7 DCSW2007/0104/F - REPLACEMENT DWELLING, THE VIEW, LITTLE BIRCH, HEREFORDSHIRE, HR2 8BA.****For: Mr. & Mrs. T. Holt per Simon Angell, 15 Waggoners Way, Bullingham Lane, Hereford, HR2 6RJ.****Date Received: 15th January, 2007**      **Ward: Pontrilas**      **Grid Ref: 50987, 32570****Expiry Date: 12th March, 2007**

Local Member: Councillor G.W. Davis

**1. Site Description and Proposal**

- 1.1 The proposal site is reached off the southern side of the unclassified (u/c 71609), this road links the C1261 road to the east and Kings Thorn to the west and the Class III road (C1263). This site is well screened from view from the aforementioned unclassified road, and from the north-west across an open field that adjoins the property.
- 1.2 It is proposed to demolish an existing shallow pitched two-bedroom bungalow that is aligned approximately north to south. The predominant views are to the south. There is mature hedging and trees on the western boundary of the site and a mixture of panel fencing and trees on the eastern boundary shared with Netherwood, a more recently built split-level brick faced dwelling. The existing bungalow is 8.6 metres wide, 11.4 metres in length, 2.5 metres to the eaves and 4.0 metres to the ridge of roof.
- 1.3 The proposed dwelling will be constructed on the same site, it will be faced in brick and on the front elevation the central bay of three elements comprising the two-storey element, will comprise oak framing with rendered infill panels; this is on the west elevation. Dormer windows are proposed in the roof on both east and west elevations. The proposed replacement dwelling is just wider, 14 metres in length. The three elements being 7.7 metres by 3.7 metres wide, 7.1 metres by 4.4 metres and 6.2 metres by 3.7 metres. There is also a utility room on the northern end of the dwelling, 2.3 metres wide by 5.1 metres. The utility element is faced with boarding. There is also a balcony on the rear elevation.
- 1.4 A previously submitted scheme identical in siting, footprint, height and massing was refused under delegated powers on 12th October, 2006. The dwelling refused was a half-timbered one with a horizontal boarded utility extension and en-suite above. The current scheme is mostly finished in facing brick with only some half timbers on the central gable element on the front or west elevation.

**2. Policies****2.1 Planning Policy Statement**

PPS.1                    -                    Delivering Sustainable Development

**2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)**

Policy S.1                -                    Sustainable Development

- Policy S.2 - Development Requirements
- Policy DR.1 - Design
- Policy H.7 - Housing in the Countryside Outside Settlements

### 2.3 South Herefordshire District Local Plan

- Policy GD.1 - General Development Criteria
- Policy C.1 - Development within Open Countryside
- Policy SH.21 - Replacement Dwellings

## 3. Planning History

- 3.1 DCSW2006/2987/F Replacement Dwelling - Refused 12.10.06

## 4. Consultation Summary

### Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

### Internal Council Advice

- 4.2 Traffic Manager recommends that conditions be attached. These require improvements to visibility and parking provision for two vehicles.

## 5. Representations

- 5.1 In a letter that accompanied the application the applicants' agent makes the following main points:

- following refusal, clients have changed facing materials to brick, from timber frame, more in keeping in locality
- dwelling in poor state of repair, obvious replacement one is required
- clients adamant that replacement bungalow would not provide type of dwelling required, given likely that an elderly parent will be living with them in the future
- plot some distance from road and plot drops considerably from it
- dwelling not particularly large, it is an average sized property
- plot deserves a dwelling that is in scale in its area
- a good quality design is a welcome replacement
- approved dwelling at Mount Pleasant, across the road, is a two-storey dwelling with considerably increased floor area to original floor area
- not pushing planning policies too far, want a modest one and a half storey dwelling.

- 5.2 Little Birch Parish Council make the following observations:

“No objections to this application. Little Birch Parish council wish to apply the endorsement letter sent to Herefordshire Council on 6th October, 2006 for application no. DCSW2006/2987/F, to this application.”

5.3 Aconbury Parish Council make the following observations:

“This parish supports the principle of replacing this one storey dwelling by a two storey dwelling. We feel the size of the site and the situation is entirely able to carry a two storey house and cause no distress to anybody.”

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 in the determination of the application are:

- principle of replacement dwelling in the open countryside – established residential use rights
- comparable in size and scale and same site
- in keeping with the character and appearance of the area
- highway issues

6.2 Having regard to the Herefordshire Unitary Development Plan housing settlements, Little Birch is not listed as a settlement for further housing and as such the site is within open countryside and Policy H.7 applies. Proposals for housing development outside settlements will not be permitted unless the application satisfies one of the identified criteria. The application is to replace an existing dwelling with residential use rights and therefore the application can be considered under Clause (iv) of this policy. In principle the replacement of the existing dwelling is acceptable.

6.3 The application was not accompanied by a structural report supporting the fact that the bungalow is in poor condition, however, part of the roof structure is causing problems because it is a flat roof and causing damp problems within the dwelling. The fact that the dwelling is in need of substantial repair, the agent has submitted the application on this basis to replace the dwelling. The local planning authority needs to assess the replacement dwelling having regard to criteria in Policy H.7, the replacement dwelling must be comparable in size and scale and on the same site as the existing building.

6.4 The total floor area of the existing building equates to approximately 89 sq. metres, there are two flat roof elements to the south and north element. The roof over the main bungalow is hipped and measures 4m to the ridge. The cubic volume of the main building is 175m<sup>3</sup>, the conservatory and flat roof to south elevation is 43m<sup>3</sup>, and the flat roof element to the north elevation is 29m<sup>3</sup>. This produces a total of 247m<sup>3</sup>.

6.5 The proposed dwelling is a one and a half storey dwelling, the total floor area is approximately 193 sq. metres. The overall height of the building is 7m to the ridge with a single storey section to the north elevation. The length of the building measures approximately 14.4m and an overall width of 8.6m, however the design, which provides two gable sections are forward or behind the main building line, however, it is no wider than 8.6m.

6.6 Breaking down elements of the build to assess whether the building is of a comparable size and scale, the existing is a bungalow and the proposed is a two storey dwellinghouse. The existing floor area being 89 sq. metres now increases to 193 sq. metres over two floors, even though dormers are proposed, the internal

useable space is significantly larger than the original dwelling. The existing length is 11m, including the flat roof elements, and overall width is 8.6m, however, taking into consideration the volume of the bungalow given the height is 4m to the half-hipped roof, this would be approximately 247m<sup>3</sup>, whereas the new dwelling proposes 14.4m x 8.6m and 7m to the ridge and its volume would be approximately 491.8m<sup>3</sup>. In conclusion this would be at least 99% bigger than the existing dwelling. This calculation excludes dormer windows and the space created by the balcony which would take the volume increase over 100%. Therefore, it is not considered to be comparable in size and scale.

- 6.7 Whilst it is stated that the site can accommodate the dwelling in terms of its size, Policy H.7 does not take account of the land surrounding the proposal, the local planning authority has to judge what the building looks like now and how it is compared to the new building and surroundings. It is clear that the new dwelling as submitted is double the size of the existing and is clearly not comparable as required by Policy H.7 in the Herefordshire Unitary Development Plan.
- 6.8 The Highway Engineer has no objection to the proposal in terms of highway safety.
- 6.9 The scheme has to be considered with regard to current policy. The proposed dwelling is over a 100 per cent larger in volume, it cannot be considered as one that results in a dwelling of comparable size and massing.

**RECOMMENDATION**

**That planning permission be refused for the following reason:**

- 1. **Having regard to Policy H.7 of the Herefordshire Unitary Development Plan and Policy SH.21 of the South Herefordshire District Local Plan the local planning authority considers that the proposal is unacceptable. The proposed replacement of the bungalow for the dwelling would lead to a substantial increase in its size and scale and as such the resultant scheme could not be considered to be comparable to the original dwelling.**

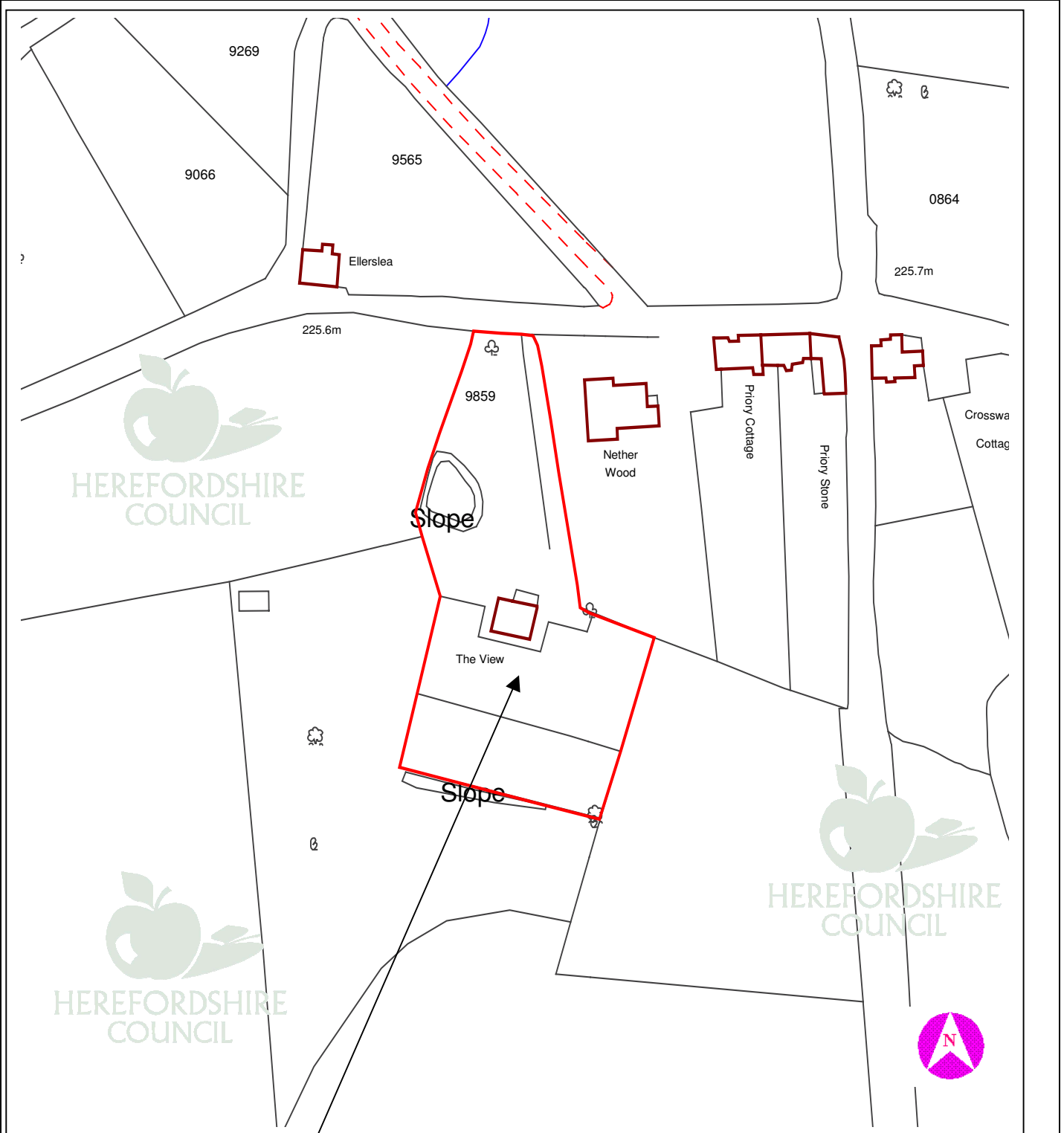
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSW2007/0104/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** The View, Little Birch, Herefordshire, HR2 8BA

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