

3 SW2003/0898/RM - PROPOSED DETACHED DWELLING AND GARAGE/STORE LAND AT THORNBURY COTTAGE, ALLENSMORE, HEREFORD, HR2 9BP**For: Mr P. Crapper, 16 Yarlinton Mill, Belmont, Hereford, HR2 7UB****Date Received: 20th March 2003 Ward: Valletts
Expiry Date: 15th May 2003****Grid Ref: 4527 3552**

Local Member: Councillor P. G. Turpin

1. Site Description and Proposal

- 1.1 The site has planning permission for one dwelling. It is immediately to the west of a pair of cottages once known as Thornbury Cottages, which are now one dwelling only. The amalgamation of two dwellings into one was the subject of a Section 106 Agreement attached to the planning permission.
- 1.2 The site will gain access onto the unclassified road (u/c 73410) on an outside bend providing satisfactory visibility
- 1.3 The dwelling proposed is 16.6 metres long and is aligned west to east. It is in three elements, having a gable fronted element on the western end 8.1 metres wide, a longer middle section 7.1 metres wide and on the eastern end is a structure 6.5 metres wide and that is 5.4 metres to the ridge, this compares to a height of 7.4 metres on the main roof. The western gable fronted element is 7.7 metres to the ridge. The gable fronted element will be framed in oak, there will also be oak framing above reclaimed brickwork on the middle section of the building. The smaller building on the eastern end will be entirely in brickwork as will the whole of the north elevation, east elevation and part of the west elevation which also has a natural stone chimney with a brick stack starting just above the eaves. The roof will comprise clay tiles.
- 1.4 It is also proposed to erect a double garage just to the south-east of the double garage comprising brickwork and clay tiling that match the main house. Also a 3 metres wide and 4.5 metres deep store building is proposed on the northern side of the double garage. The garage is 5 metres high to the ridge and 6 metres square. The stone building is 4.5 metres to the ridge.

2. Policies**2.1 Hereford and Worcester County Structure Plan**

- Policy H.16A - Housing in Rural Areas
- Policy CTC.9 - Development Requirements

2.2 South Herefordshire District Local Plan

- Policy GD.1 - General Development Criteria
- Policy SH.10 - Housing in Smaller Settlements
- Policy SH.14 - Siting and Design of Buildings

3. Planning History

- 3.1 SW2000/1930/O One dwelling to replace one of two semi-detached dwellings converted into one dwelling - Approved 15.11.01 (subject to Planning Obligation/Section 106 legal agreement)

4. Consultation Summary

- 4.1 None applicable.

5. Representations

- 5.1 Allensmore Parish Council make the following observations:

"The Parish Council were surprised to note the size of the proposed dwelling on this site. It is in effect a 5 bedroomed house. We feel this is inappropriate to the area which is a mix of bungalows and older properties. It was not what we envisaged when outline planning was given."

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

6. Officers Appraisal

- 6.1 The main issue is considered to be the appropriateness of the dwelling proposed for this site, in terms of character and scale, given that the site has the benefit of planning permission granted in November 2001, subject to a Planning Obligation/Section 106 Legal Agreement.
- 6.2 A two storey dwelling is appropriate for the site, given the proximity of the site to Thornbury Cottage. A modern bungalow would, if it were all on one floor, take a larger plot area than a two storey dwelling. Good visibility is provided for the access in accordance with the conditions recommended by the Head of Engineering and Transportation.
- 6.3 It is considered that the materials proposed and the design incorporating oak framing, reclaimed brickwork under a clay tile roof are sympathetic and therefore in accordance with the character of the area, a requirement of Policies SH.10 and GD.1 contained in the South Herefordshire District Local Plan.
- 6.4 The scale of the dwelling is clearly an issue for the Parish Council. It is considered that the dwelling is not excessively high for a modern dwelling. This has been achieved by bringing the eaves down. The length of the building is broken up by the aforementioned three elements, it is 16.6 metres in length, however Thornbury Cottage is 16 metres long on a plot 24 metres at its widest, this is compared to 43 metres for the site reported to Sub-Committee. The impact is also further reduced given the south elevation of the dwelling is between 14.5 and 14 metres back from the metalled edge of the unclassified road onto which access is gained.
- 6.5 There remain a few details that would be required before reserved matters approval could be granted and these include details of the facing brick, roof tile (i.e. colour) and hard and soft landscaping. There is already a 2 metre high fence on the boundaries

between the site and Thornbury Cottage and established hedgerow and trees on the eastern boundary, the longest boundary of the site. However, details of the hard surfacing for vehicles, and landscaping on the roadside or southern boundary need to be established.

RECOMMENDATION

That subject to the receipt of further details relating to materials and landscaping, officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following condition and any additional conditions considered necessary by officers:

- 1. A07 (Development in accordance with approved plans)**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.