

16 DCCE2007/0508/F - CONSTRUCT DETACHED HOUSE (2 STOREY AND BASEMENT LEVEL) WITH DETACHED DOUBLE GARAGE. TO REPLACE TWO EXISTING COTTAGES. 1 & 2 MARSH COTTAGES, WITHINGTON, HEREFORD, HR1 3QE

For: A.S. Urwin, 2 Wilden Court Gardens, Ullingswick, Hereford, HR1 3JG

Date Received: 19th February, 2007

Ward: Hagley

Grid Ref: 56730, 43982

Expiry Date: 16th April, 2007

Local Member: Councillor R.M. Wilson

1. Site Description and Proposal

- 1.1 The site is located on the eastern side of the C1130 (Lock Road) 500 metres north of Withington. Two semi-detached cottages presently occupy the north eastern corner of the site constructed from natural stone gables with rendered front and rear elevations under a pitched slated roof with brick chimney stacks. Attached to the rear of the cottages are single storey lean-to extensions/storage buildings constructed from a mixture of rendered block work and corrugated iron sheeting. Vehicular access serves the existing cottages and in the north western corner of the site, the remainder of the site is largely set out to lawn interspersed with semi-mature trees enclosed by mature hedging. The site is bounded to the north and west by agricultural land and a detached bungalow known as The Haven lies in the south eastern corner of the site with its associated garden running along the eastern boundary. The site lies within the open countryside as defined in the Herefordshire Unitary Development Plan 2007 and immediately to the north is designated as flood plain (Flood Zone 2).
- 1.2 Planning permission is sought to demolish the existing two cottages and construct a single detached two storey dwelling with basement level and a detached double garage and attached bin store together with the construction of a new vehicular access.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007:

S1	-	Sustainable development
S2	-	Development requirements
S7	-	Natural and historic heritage
DR1	-	Design
DR2	-	Land use and activity
DR3	-	Movement
H7	-	Housing in the countryside outside settlement
DR4	-	Environment
DR7	-	Flood risk
H13	-	Sustainable residential design

H16 - Car parking

3. Planning History

- 3.1 CE2006/2729/F - Construct two detached bungalows (with basement level) and garages to replace two existing cottages. Application withdrawn 9th October, 2006.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: As the applicant intends utilizing private drainage facilities Welsh Water have no comment to make on the application.
- 4.2 Environment Agency: No objection.

Internal Council Advice

- 4.3 Traffic Manager: No objection subject to conditions relating to the construction of the new access and parking arrangements.

5. Representations

- 5.1 Withington Parish Council: The Parish Council fully supports the proposal.
- 5.2 One letter of objection and one letter of comment has been received from a local resident/landowner. The main points raised are:
1. The proposal is out of keeping with the character of this part of Withington;
 2. The area to be developed is surrounded by low land with a history of flooding;
 3. The proposed development appears considerably larger than the existing cottages to be demolished;
 4. The lower garden at The Haven could be at risk of flooding when a huge amount of soil is displaced to build the proposed basement;
 5. The appearance of the new buildings is very contemporary and futuristic and not in keeping with the rest of the houses in Lock Road which are predominantly built from traditional stone or brick;
 6. The development will not be eco-friendly as a considerable amount of concrete will be required to construct the basement;
 7. If planning permission is approved, the garage and bin store should be re-sited closer to the proposed dwelling with new landscaping undertaken between the garage and existing property at The Haven;
 8. If planning permission is approved, no further buildings should be permitted in the curtilage of Marsh Cottages.

- 5.3 The full text of these letters can be inspected at Central Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 Policy H7 of the Herefordshire Unitary Development Plan 2007 permits the replacement of existing properties in the open countryside with a new dwelling providing the replacement is comparable in size and scale with and on the same site

as an existing building with established residential use rights. The existing cottages are of a relatively traditional design but are of no particular architectural or historic merit and therefore the principle of their demolition and replacement with a single dwelling is considered acceptable and in accordance with Policy H7.

- 6.2 The proposed new dwelling is to be sited largely on the footprint of the existing cottages with the same north south orientation and gable end facing the road. The proposed dwelling will be 1.5 metres higher to the ridge than the existing cottages with a slightly larger footprint. However, the visible scale and mass is comparable with the cumulative scale of the existing cottages and attached extensions. The extent of accommodation being proposed is, however, greater than the existing cottages. This is being achieved through the construction of a basement level predominantly below ground, which will be fully tanked out to protect it from flooding. A small proportion of the basement will be visible above ground which will visually form a plinth to the proposed dwelling. The overall impact of the new dwelling, in scale terms will therefore be minimal.
- 6.3 A more contemporary approach has been taken to the design of the dwelling with a southern elevation incorporating a cat slide roof to accommodate photovoltaic tiles to provide electricity and the gable elevations defined with full height glazed sections to provide additional light. Part of the roof of the basement will be used as a terrace/patio area enclosed by glazed ballustrading. Whilst the design of the dwelling and garage has contemporary elements, the end appearance will be muted through the use of reconstituted slate for the roof and painted render elevations. The proposed design is undoubtedly very different to the existing cottages to be demolished but the proposed dwelling will not be unduly prominent within the landscape, the materials are not uncharacteristic of a rural setting and therefore, the slightly more contemporary appearance is not considered unacceptable or inappropriate in this instance.
- 6.4 The construction and future use of the property has also been designed to minimise the environmental impact and carbon footprint of the development. The proposed measures include a structural insulated panel system of construction the use of renewable sources of energy including photovoltaic tiles for electricity supply, a thermal heat-sink/bore hole incorporating a reversible heat pump system will both heat and cool the house, grey water harvesting and recycling and the use of sustainable and local sources of materials recycled where possible. These measures are welcomed and fully endorsed by Policy DR4 of the Unitary Development Plan.
- 6.5 The siting of the dwelling ensures that there will be no additional impact on the amenity of the only neighbouring property. Although the proposed garage is nearer to the neighbouring property than any existing development, the juxtaposition of the two sites and properties is such that the proposed garage will not have any unacceptable impact on the neighbouring property or its garden and will also assist in obscuring any views between the new dwelling and existing bungalow. A new single vehicular access is proposed which the Traffic Manager is satisfied can be constructed to the appropriate standard. The site adjoins but lies outside of the Flood Plain. Objectors advise that many of the surrounding fields do suffer from flooding. Whilst this may be the case, the site of the proposed dwelling along with the means of access should not be at risk from flooding as confirmed by the Environment Agency particularly as the basement is to be tanked out up to a height of 0.7 metres above the existing ground level.

6.6 Whilst the proposal is a little unusual, it will satisfactorily assimilate into its environment so as not to detract from the character or appearance of the area. As such the proposal accords with the Unitary Development Plan policies

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1 A01 (Time limit for commencement (full permission)).

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 B01 (Samples of external materials).

Reason: To ensure that the materials harmonise with the surroundings.

3 G01 (Details of boundary treatments).

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

4 G04 (Landscaping scheme (general)).

Reason: In order to protect the visual amenities of the area.

5 G05 (Implementation of landscaping scheme (general)).

Reason: In order to protect the visual amenities of the area.

6 F48 (Details of slab levels).

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

7 G07 (Details of earth works).

Reason: (Special Reason).

8 G10 (Retention of trees).

Reason: In order to preserve the character and amenities of the area.

9 H03 (Visibility splays).

Reason: In the interests of highway safety.

10 H05 (Access gates).

Reason: In the interests of highway safety.

11 H06 (Vehicular access construction).

Reason: In the interests of highway safety.

12 H09 (Driveway gradient).

Reason: In the interests of highway safety.

13 H13 (Access, turning area and parking).

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

14 E16 (Removal of permitted development rights).

Reason: (Special Reason).

Informatives:

1 N15 - Reason(s) for the Grant of PP/LBC/CAC.

2 N19 - Avoidance of doubt.

3 HN5 – Works within the highway.

4 HN10 – No drainage to discharge to highway.

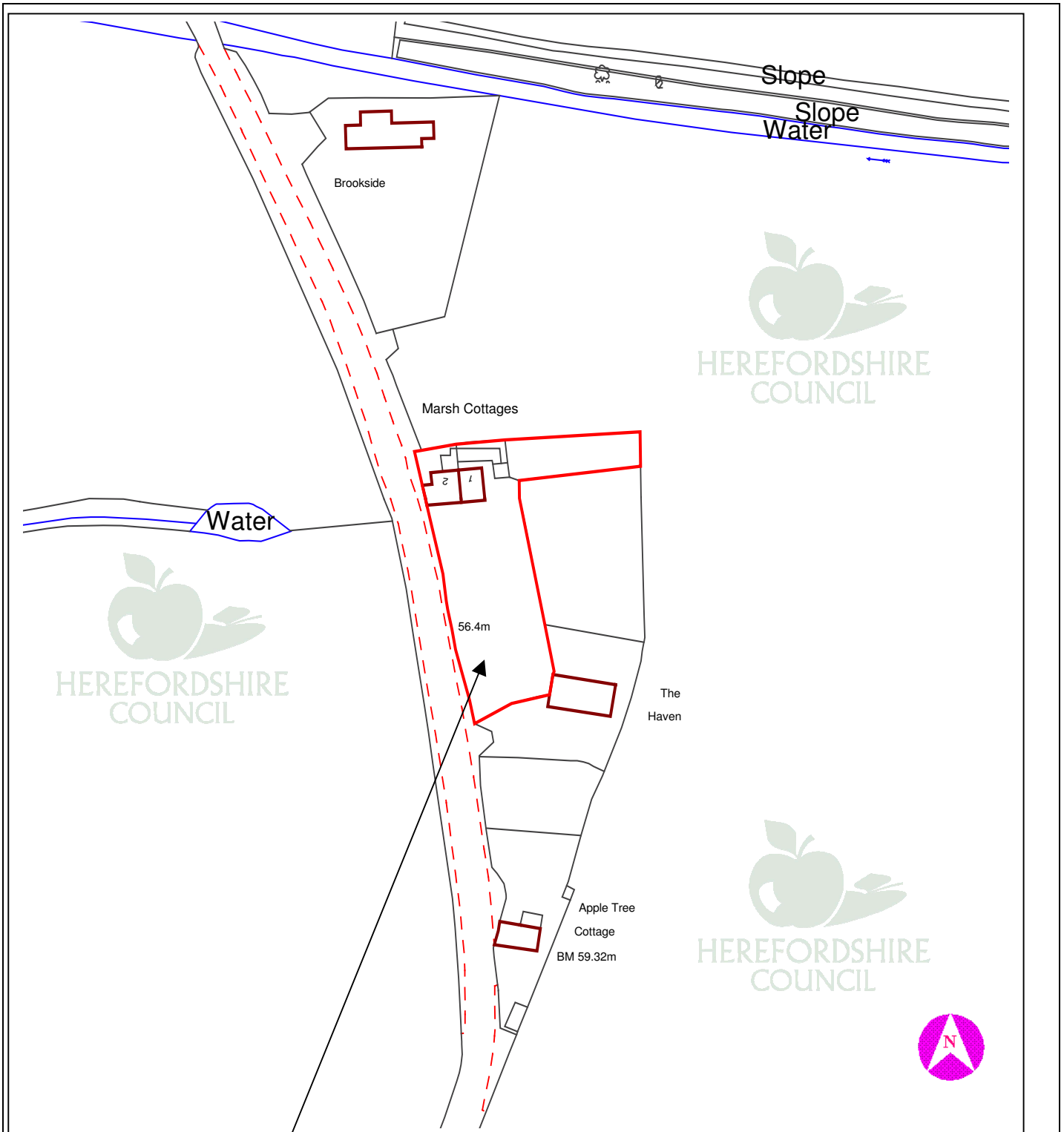
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2007/0508/F

SCALE : 1 : 1250

SITE ADDRESS : 1 & 2 Marsh Cottages, Withington, Hereford, Herefordshire, HR1 3QE

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