

22 DCNE2007/1254/F - PROPOSED NEW HOUSE TO REPLACE BUNGALOW AT HAMBLEDON, UPPERFIELDS, LEDBURY, HEREFORDSHIRE, HR8 1LE

For: Mrs B Foice per Spacescape Architecture & Landscape, Church Villa, Bucknell, Shropshire, SY7 0AA

Date Received:
25th April 2007

Ward: Ledbury

Grid Ref:
71167, 38196

Expiry Date:
20th June 2007

Local Members: Councillors ME Cooper, JK Swinburne & PJ Watts

1. Site Description and Proposal

- 1.1 The application proposes the replacement of the modest existing bungalow, which is sited midway in this steeply sloping rectangular plot with a larger two-storey property. The site is located off Upperfields, an unmade single vehicle width track, also a public footpath, taken off Knapp Lane, Ledbury. The site lies within the Ledbury town settlement boundary.
- 2.1 It is intended to demolish the existing inter-war bungalow in its entirety and replace with a split-level dwelling located further up the slope toward Upperfield, in line with the neighbouring dwellings on either side.
- 1.3 The site is surrounded on three sides by residential property, but with Dog Wood located on the other side of Upperfields to the east and mature planting along two boundaries it retains a semi-rural feel. The site is served by a pedestrian access from Bank Crescent to the west.
- 1.4 The design presents an asymmetrical roof slope with central spine wall, gable end on to Upperfields. From Upperfields the dwelling would appear single-storey, but owing to topography would present a full height (7.4m) elevation to the west. A bridged access taken off an existing retaining wall would afford pedestrian access at a point 6.5m into the site.
- 1.5 The 'upper' level (ground floor from Upperfields) would provide a hallway, open plan kitchen/living room, bedroom 1, bathroom and stairs down to the lower level. An irregular shaped balcony (designed so as not to be visible from Cherry Lea) would be accessible from bedroom 1 and the living area. A further two bedrooms, garden room, bathroom and storage area would be found on this level. Garden space would be exclusively to the west of the dwelling and comparable in size with adjoining plots. Space would be retained for the parking of two vehicles within the application site, one of which would be covered. The overall floor area is measured at 168m² (externally).
- 1.6 The spine wall is located towards the north, which creates the asymmetrical roof. The effect is that the pitch is steeper on the northern side of the wall than the south.

Glazing is prominent on the west elevation, which overlooks the river valley. There is a solitary low-level window and a single rooflight in the north elevation and a low-level bedroom and garden room window to the south elevation towards Highwood.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007

S1 – Sustainable development
S2 – Development requirements
DR1 – Design
DR3 – Movement
H13 – Sustainable residential design
H14 – Re-using previously land and buildings
H16 – Car parking

3. Planning History

- 3.1 DCNE2006/3169/F – Proposed replacement dwelling: Refused under delegated powers 28th November 2006
- 3.2 DCNE2006/0635/F – Proposed replacement dwelling: Withdrawn 5th April 2006

4. Consultation Summary

Statutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager – No objection
- 4.3 Public Rights of Way Manager – No objection

5. Representations

- 5.1 Ledbury Town Council: Objection – “Members consider the design and materials to be out of keeping with the area and local environment. There would be an unacceptable degree of overlooking and loss of privacy for neighbouring properties.”
- 5.2 One letter of qualified comment has been received from the immediate neighbours Mr & Mrs McRae, Cherry Lea, Upperfields, Ledbury. The content can be summarised as follows:

- Impressed overall with the style/design and potential materials;
- Concerned that the spine wall should not project beyond Cherry Lea’s west wall and that the height should not adversely affect light provision to side windows;
- The quality of the finish of the zinc roof is a concern. Will glare be a problem?
- The building is wide proportionate to the plot. It could appear cramped.
- Would like to see conditions to the effect that the development, if approved, is carried out in strict accordance with the approved plans.

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 The key issues in the determination of this application are as follows:

- The impact that the development would have upon the residential amenity of neighbouring residential properties;
- The architectural style and design of the proposed dwelling in relation to the immediate context.

6.2 The principle of development is acceptable. The site falls within the Ledbury Town settlement boundary wherein new residential development is supported subject to the criteria laid out under policy H13 of the Unitary Development Plan (UDP). These criteria relate, amongst other things, to the layout, scale and design of development, sustainability issues and those of residential amenity.

6.3 The application before Members is the third such on this site within the last 18 months. The two previous applications identified at section 3 of the report have differed in approach in that they have attempted to utilise the footprint of the existing bungalow within the wider scheme to create a sizeable roof terrace, behind which the bulk of habitable accommodation would have been sited. This approach has been rejected on the advice of officers due to the adverse impact upon residential amenity that the roof terrace and resultant design would have upon wider residential amenity.

6.4 Instead, this application involves redevelopment of the site completely divorced from the footprint of the existing bungalow, drawing the siting to a position that better reflects the prevalent pattern of development and also has the added benefit of designing out overlooking and overshadowing. Owing to the topography of the site the dwelling would be split-level presenting a single-storey appearance to Upperfields with a genuine 2-storey height visible from the west. This is not untypical of dwellings in this locale.

6.5 It is considered that this scheme is compatible with safeguarding the existing levels of residential amenity enjoyed by neighbours, particularly Cherry Lea. The build line to the west does not project beyond Cherry Lea with the effect that the previous problems of loss of light and overshadowing have been avoided.

6.6 A modest balcony is proposed against the west elevation, but this would be shielded from Cherry Lea being recessed. Some form of privacy panel would be appropriate to maintain privacy standards in relation to Highwood to the south. At present mature boundary planting prevents overlooking, but undue reliance should not be placed upon landscaping to ameliorate otherwise unacceptable impacts.

6.7 Upperfields presents an eclectic mix of architectural styles and house types. There is no prevalent form or style of development. In this context it is considered that a dwelling of contemporary appearance would not appear discordant with the "street scene". The scheme also takes advantage of the south facing roof slope to incorporate solar water heating panels. A rendered finish is preferred to traditional brickwork as typically, smooth rendered finishes give the impression of a less bulky physical mass.

- 6.8 In summary, the principle of development on this plot is acceptable, as is the vehicular access and parking arrangements. A contemporary appearance is not considered out of place in the local context and the development would also be successful in safeguarding the residential amenity of adjoining property.
- 6.9 It is considered that the application accords with the provisions of the adopted Unitary Development Plan.

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 - E16 (Removal of permitted development rights)

Reason: [Special Reason].

4 - E18 (No new windows in specified elevation)

Reason: In order to protect the residential amenity of adjacent properties.

5 - F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

6 - G01 (Details of boundary treatments)

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

7 - G04 (Landscaping scheme (general))

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

8 - G05 (Implementation of landscaping scheme (general))

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

9 - H12 (Parking and turning - single house)

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

10 - 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.

Informatives:

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

2 - N19 - Avoidance of doubt

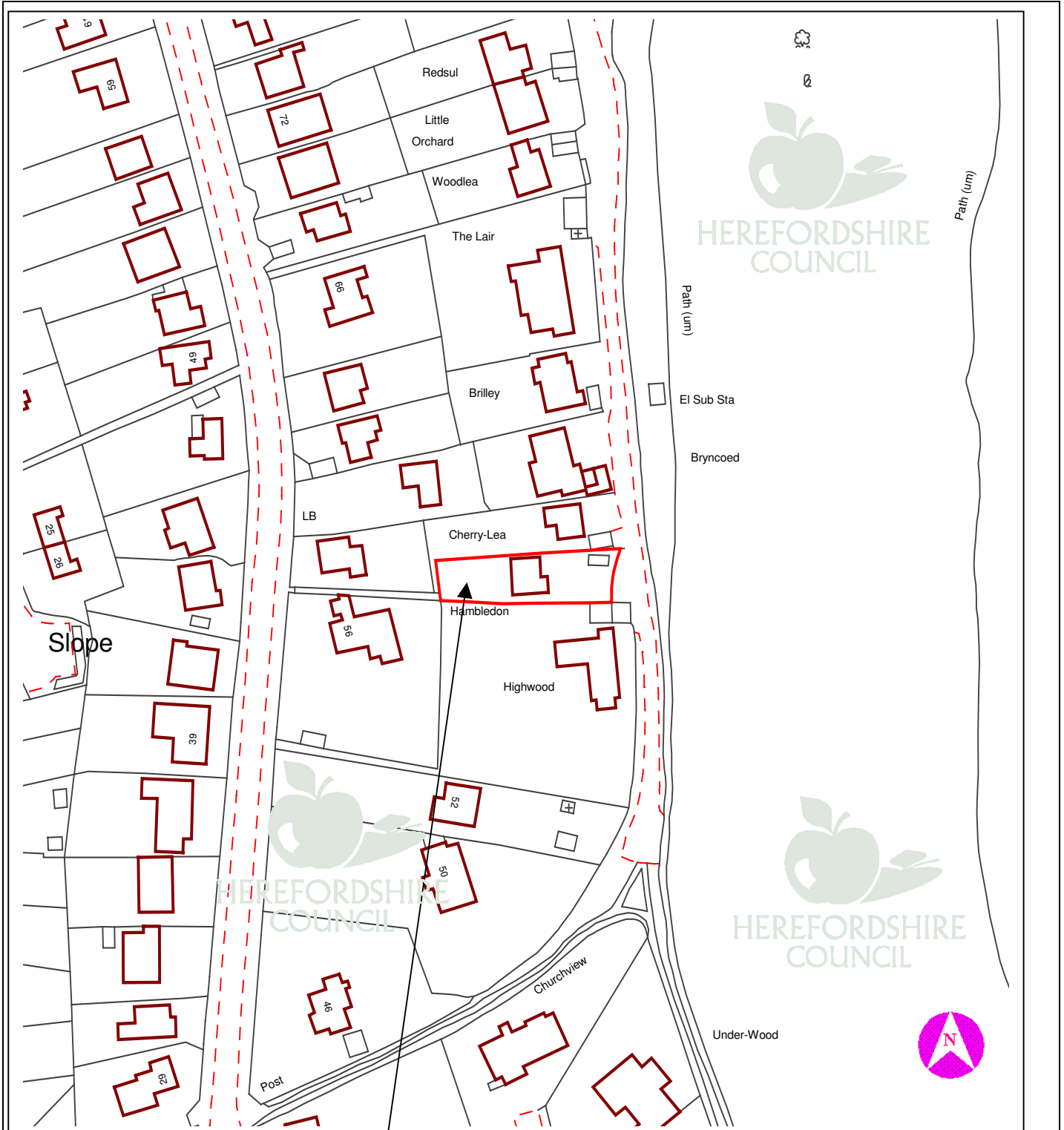
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNE2007/1254/F

SCALE : 1 : 1250

SITE ADDRESS : Hambleton, Upperfields, Ledbury, Herefordshire, HR8 1LE

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