

5 DCSE2007/2694/F - REPLACEMENT SEMI-DETACHED COTTAGES IN LIEU OF DILAPIDATED 1960'S BUNGALOW, STONY RISE, WOOLHOPE, HEREFORDSHIRE

**For: Mrs G Ardoino & Mrs EM Wren per Peter Martin,
19 Scotch Firs, Fownhope, Herefordshire, HR1 4NW**

Date Received: 20th August 2007 Ward: Old Gore Grid Ref: 61221, 35586

Expiry Date: 15th October 2007

Local Member: Councillor Miss TMR McLean

1. Site Description and Proposal

1.1 Stony Rise, a bungalow, is located on the east side of the C1298 that leads from Woolhope to Sollers Hope. The Stone House, a Grade II Listed building adjoins the site on its north side and Hillrise is to the south. St. Georges is to the southwest and Greytree is opposite. The site is located in the Woolhope Conservation Area and the Wye Valley Area of Outstanding Natural Beauty.

1.2 This application proposes to replace the existing bungalow with a pair of semi-detached dwellings. Each dwelling will accommodate living room, kitchen/dining room, WC and entrance hall on the ground floor with 4 bedrooms and a bathroom on the first floor. A single garage is proposed for each house. The entrance onto the C1298, which is close to the boundary with Hillrise, is to be repositioned to a central position. The new entrance will access both dwellings.

2. Policies

2.1 Planning Policy Guidance

- PPS1 - Delivering Sustainable Development
- PPS3 - Housing
- PPS7 - Sustainable Development in Rural Areas
- PPG15 - Planning and the Historic Environment

2.2 Herefordshire Unitary Development Plan 2007

- Policy S1 - Sustainable Development
- Policy S2 - Development Requirements
- Policy S6 - Transport
- Policy S7 - Natural and Historic Heritage
- Policy DR1 - Design
- Policy DR3 - Movement
- Policy H6 - Housing in Smaller Settlements
- Policy H13 - Sustainable Residential Design
- Policy H14 - Re-using Previously Developed Land and Buildings
- Policy LA1 - Areas of Outstanding Natural Beauty
- Policy HBA6 - New Development within Conservation Areas
- Policy HBA7 - Demolition of Unlisted Buildings within Conservation Areas

3. Planning History

- 3.1 DCSE2007/0293/F Demolition of bungalow. Erection of semi-detached dwellings. - Withdrawn

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required

Internal Council Advice

- 4.2 Traffic Manager recommends that any permission be subject to conditions.
- 4.3 Conservation Manager – no objection subject to the garages being set back 0.5metre so they do not impinge on the street elevation.

5. Representations

- 5.1 Woolhope Parish Council – unanimously support this application because it will provide homes for local people.

- 5.2 A Design and Access Statement has been submitted with the application:

- The site is located within the village envelope and is presently occupied by a 1960`s/70`s bungalow
- The proposal is to replace this rather dilapidated structure with a pair of semi-detached dwellings
- Access will be of the adjoining lane
- Care has been taken with regard to the detailed design to reflect the vernacular of Woolhope
- There already exists a pair of not dissimilar semi-detached dwellings on the opposite side of the lane
- The proposed dwellings are designed in the "traditional style" therefore including the following indigenous features; massing, traditional style windows, gabled windows, gables style porch, brick and tile to local authority approval and dentil brick course.

- 5.3 Objection have been received from S Cowell, Hillrise, Woolhope and J Dixon, The Stone House, Woolhope

- The proposed dwelling is just 1 metre from our boundary fence which would give us no privacy as well as putting that side of our bungalow in permanent shadow
- A 2-storey dwelling would be totally out of place on a road where the majority of homes are bungalows
- The proposed dwelling would be much larger than the existing footprint, taking up a good proportion of the site making it an eye-sore of the future
- Woolhope is a conservation area the proposed dwelling would be accessed from a single track road
- Over the last 10 years there has been an increase in traffic on this road, which is starting to be an issue with residents. The proposal would exacerbate the situation

- Any two storey dwelling will severely impact our privacy and our use and enjoyment of our home as they will directly overlook our garden and house
- Any redevelopment should be a bungalow and not a two storey house.

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

6. Officer's Appraisal

- 6.1 This application proposes to replace an unprepossessing 1960`s/70`s bungalow that is located in the smaller settlement of Woolhope. Policy H6 permits limited infill development in smaller settlements provided the site is within the built up area of the settlement and the infill gap does not exceed 30 metres. The policy also restricts the scale of development to a maximum habitable space of 100 square metres for a four-bedroom house (90 square metres in the case of three-bedroom dwellings).
- 6.2 The application site is located in the recognised built up part of Woolhope where its re-development would not compromise the character of this part of the village. The site has a frontage of some 20 metres, which is adequate to accommodate the proposed dwellings. The proposed dwellings reflect the traditional scale, form and vernacular of other dwellings in the locality. The development will not harm the Conservation Area or the Area of Outstanding Natural Beauty.
- 6.3 The proposed dwellings have been designed and positioned on the site so that they would not cause harm to the amenity of neighbours. Although they will be set further back than the position of the existing bungalow, this is to allow vehicles to enter and leave the site in a forward gear. Also, the dwellings will be in a position that would not be considered unneighbourly causing overshadowing of Hillrise. Further, the orientation and design of the dwellings will not cause direct overlooking of the adjoining dwellings thereby maintaining the amenity of the neighbours.
- 6.4 The applicant has been requested to set back the garages in line with the comments of the Conservation Manager, but at the time of report the amended plans had not been received. It is anticipated they will be available for Members consideration at the Sub-Committee meeting.

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 C14 (Signing of contract before demolition)

Reason: Pursuant to the provisions of Section 17(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4 E18 (No new windows in specified elevation)

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

5 H03 (Visibility splays)

6 H05 (Access gates)

7 H09 (Driveway gradient)

8 H12 (Parking and turning - single house)

9 H27 (Parking for site operatives)

INFORMATIVES:

1 HN01 - Mud on highway

2 HN04 - Private apparatus within highway

3 HN05 - Works within the highway

4 HN10 - No drainage to discharge to highway

5 HN21 - Extraordinary maintenance

6 HN22 - Works adjoining highway

7 N19 - Avoidance of doubt

8 N15 - Reason(s) for the Grant of Planning Permission.

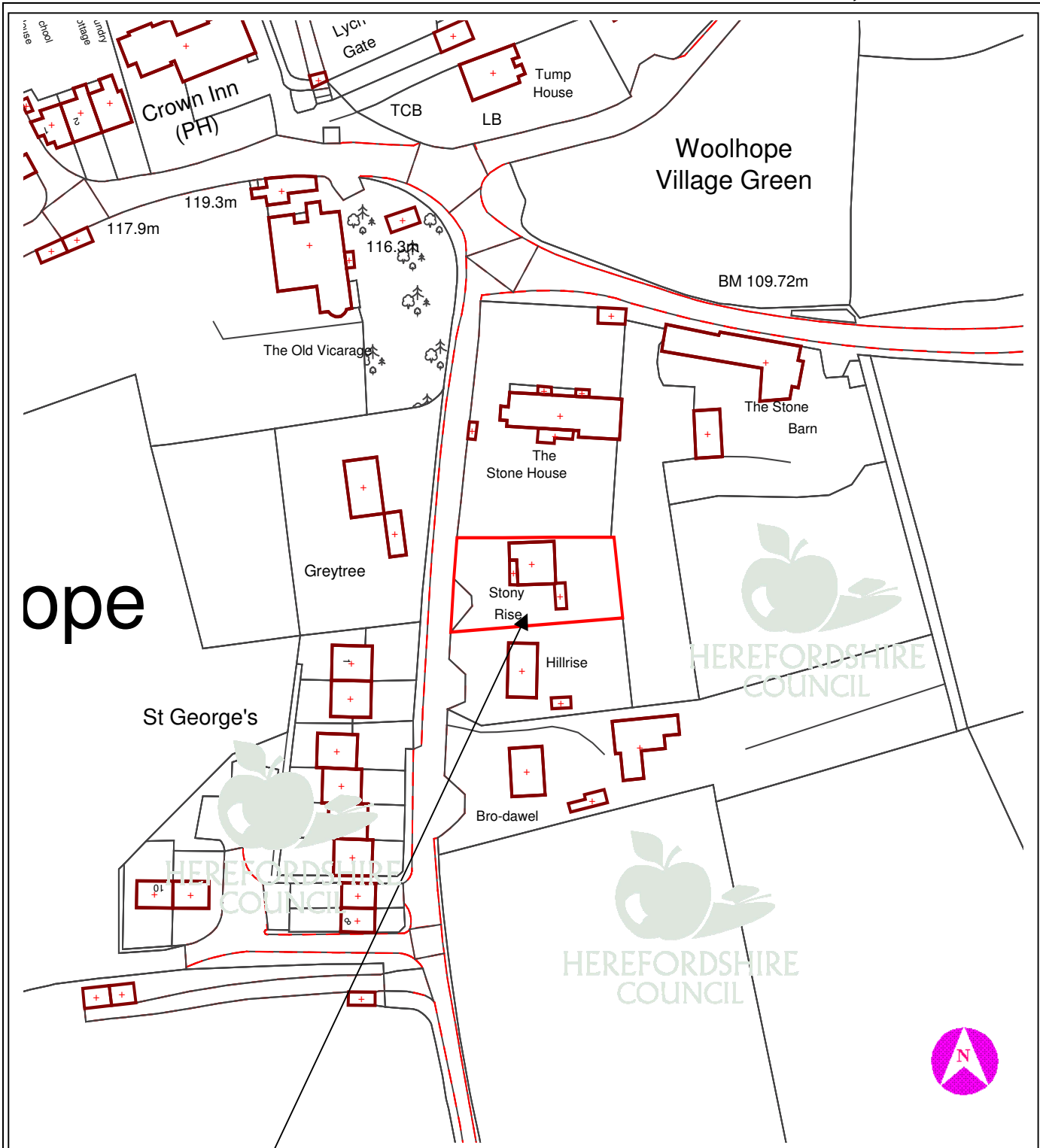
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2007/2694/F

SCALE : 1 : 1250

SITE ADDRESS : Stony Rise, Woolhope, Herefordshire

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