

10 DCSW2008/1181/F - REPLACEMENT DWELLING AND GARAGE, CHURCH COTTAGE, ALLENSMORE, HEREFORD, HR2 9AQ.**For: Mr C Watkinson per Mr MR James, Clyde House, Viney Hill, Lydney, Gloucestershire, GL15 4NY.****Date Received: 1 May 2008****Ward: Valletts****Grid Ref: 46583, 35927****Expiry Date: 26 June 2008**

Local Member: Councillor MJ Fishley

1. Site Description and Proposal

- 1.1 Church Cottage is on the northern side of the main thoroughfare (u/c 73420) in Allensmore. It is diagonally opposite St. Andrews Church which is due south on the opposite side of the unclassified road. It is possible to view the dwelling from the north-east with a glimpse from the south-west along the driveway; otherwise the white painted brick house is screened from view by mature trees and shrubs along the roadside boundary.
- 1.2 The two-storey property has the appearance of two former cottages with unsympathetic lean-to extensions and an almost flat roofed two storey addition on the northern side. There are a mixture of evergreen and deciduous trees around the site.
- 1.3 It is proposed to demolish the existing dwelling and replace it with a two-storey dwelling which will be sited a further 3.2 metres westwards into the site (i.e. away from the unclassified road). The new dwelling will cover the majority of the footprint of the existing dwelling.
- 1.4 The new dwelling will have a maximum height of 6.8 metres with a slate roof over brick elevations. This compares to the existing dwelling height of between 5.5 and 6.2 metres. The site already benefits from a planning permission for alterations to the existing dwelling granted approval in December 2007. The planning permission entailed creating a new roof over the existing structure, demolishing the unsympathetic two-storey extension on the northern side of the dwelling, rendering the front elevation and using facing brickwork on the new extensions.
- 1.5 The main difference from the extant planning permission is the addition of a boiler room on the eastern end, a canopy on the southern elevation and the re-siting of the new dwelling a further 3.2 metres into the site. The second element is the erection of a double garage and car port 10.4 metres to the north utilising an existing gated access point on the eastern most point of the site. The garage will be faced in tanalised feather edge boarding under a sheeted roof. It is 6 metres in width and length and 4.3 metres to the ridge. A car port abutting it on the southern side is slightly narrower at 5.75 metres in width and length and 3.9 metres to the ridge.

2. Policies

2.1 Planning Policy Statement

PPS7 - Sustainable Development in Rural Areas

2.2 Herefordshire Unitary Development Plan 2007

Policy DR1 - Design
 Policy DR2 - Land Use and Activity
 Policy DR3 - Movement
 Policy H7 - Housing in the Countryside Outside Settlements
 Policy HBA8 - Locally Important Buildings

3. Planning History

- 3.1 DCSW2005/2224/O Single storey dwelling and altered access - Refused 25.08.05
 Dismissed on Appeal 09.06.06
- DCSW2007/3406/F Extension and alterations - Approved 24.12.07

4. Consultation Summary

Statutory Consultations

- 4.1 English Heritage had no comments.

Internal Council Advice

- 4.2 Traffic Manager states: "Access to the south-west is sub-standard (2m x 10m), whilst access to north-east is the preferable option (2m x 30m)."
- 4.3 Conservation Manager states: "Proposal is unique for a replacement dwelling given there is little or no change to its appearance. No objection on planning grounds. Opportunity missed though."

5. Representations

- 5.1 In a Design and Access Statement that accompanied the application the following main points are raised:
- existing building is poorly related to the site, building forms verge onto road verge
 - re-siting allows for better relationship between dwelling and garden
 - garden will not be drastically altered
 - materials and finishes reflect Church Cottage, design very similar to extant permission (DCSW2007/3406/F)
 - demolition allows for modern construction methods, higher environmental, as regards thermal efficiency and carbon footprint
 - proposal to use solar panels and pellet firing boiler
 - accommodation not increased from extant approval
 - most trees and shrubs to be retained, supplemented by additional planting

- no particular wildlife habitat, including bats, as discussed with Council's Ecologist. Open bay garage allows for habitat for bats
- existing access points retained, southern most one improved with removal of tree and some hedges
- agreed prior to submission with officers that cottage structure and additions of very poor standard, structurally and visually
- no architectural or historic merit retaining the property.

5.2 The Parish Council make the following observations:

"We feel we can support this proposal although we were disappointed that Church Cottage would need to be demolished but accept that a lot of thought and work has been put into this application. We also noted the improved access, turning area and parking."

5.3 Two letters of objection have been received from:

Mrs J Cramp, Church House, Allensmore, HR2 9AG
Mr AJ Cramp, Church House, Allensmore, HR2 9AG

The following main points are raised:

- one of four historic properties that cluster around 14th century church, part of local heritage
- several properties are listed
- not in keeping with area
- large and high, coming close to road and church boundary impairs church and its environs
- not consistent to demolish perfectly acceptable dwelling, after some refurbishment
- more sense to add to stock, rather than one for one
- dominate area.

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 There are considered to be three main issues. These are the principle of demolition, the new dwelling and its relationship to surrounding dwellings and the 14th century church, and the issues raised by the Traffic Manager.
- 6.2 The building that is proposed to be demolished is not a listed building. Its historic value has been assessed in relation to Policy HBA4 and it is considered by the Conservation Manager that there is little historic fabric remaining that could justify the local planning authority resisting the demolition of the dwelling. It should also be added that with the extant planning permission the applicants were effectively permitted to demolish over fifty per cent of the footprint of the original property.
- 6.3 The new dwelling will not impinge upon the setting of the listed church. Indeed it is moving away from the highway by just over 3 metres and not closer as has been suggested. The garage and car port are not unduly dominant. The garage is only marginally over 4 metres and would not otherwise require planning permission. The height of the dwelling will be increased by one metre to 6.5 metres. This is considered

to be a reasonable increase for a modern building with the need for increased insulation in between ground and first floor and in the roof space. The choice of slate and facing brick will be important, but with care it is considered that the development would enhance the view from the north-east.

- 6.4 It is considered that the application complies with Policy H7(4) as regards the size and massing of the new dwelling. The main change from the extant planning permission to the current proposal is a boiler room on the eastern gable end, and as such there will be only a very limited impact on the locality.
- 6.5 The protection of existing trees will be important and was an issue in relation to the dismissed appeal for a building plot in the grounds of Church Cottage. This can be addressed by imposition of planning conditions.
- 6.6 The final issue relates to concerns raised by the Traffic Manager. The application seeks to retain the two existing access points, the one with the poorer visibility is the southern most one. The one closest to the existing and proposed dwelling has better visibility and will provide access to the double garage and car port. It is considered on balance that given both accesses already exist and that a five bedroom dwelling could be provided on the site, in the event that the 2007 planning permission was implemented, it would be difficult to sustain a reason for permanently closing the poorer access point.

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 (Development in accordance with the approved plans)

Reason. To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with Policy DR1 of Herefordshire Unitary Development Plan.

3. C01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan

4. D05 (Details of external joinery finishes)

Reason: To ensure that the work is finished with materials, textures and colours that are appropriate to the safeguarding of the amenity of the locality and to comply with the requirements of Policy DR1 of Herefordshire Unitary Development Plan.

5. G02 (Retention of trees and hedgerows)

Reason: To safeguard the amenity of the area and to ensure that the development conforms with Policy DR1 of Herefordshire Unitary Development Plan

Informative(s):

- 1. N19 - Avoidance of doubt - Approved Plans**
- 2. N15 - Reason(s) for the Grant of Planning Permission**

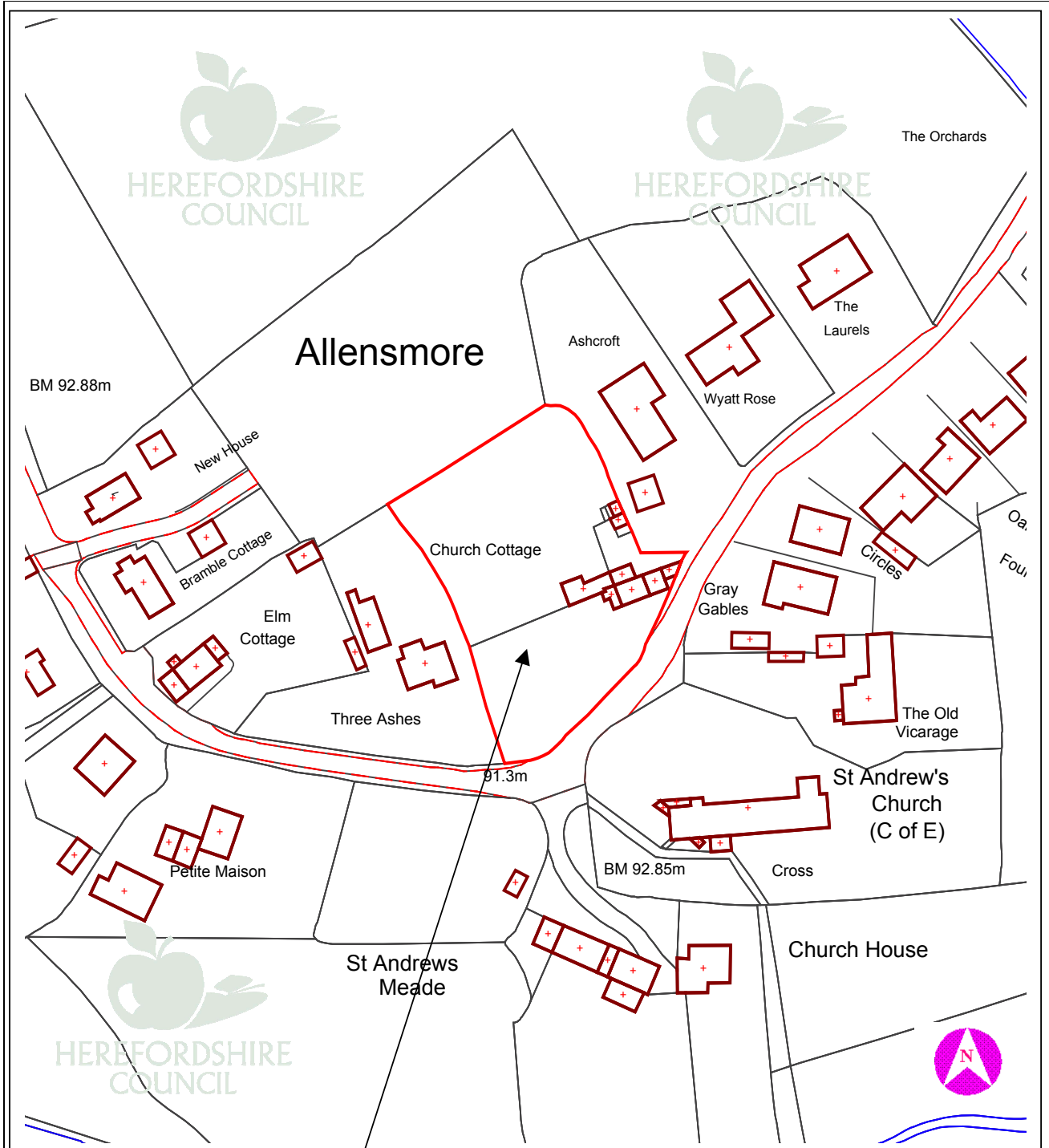
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2008/1181/F

SCALE : 1 : 1250

SITE ADDRESS : Church Cottage, Allensmore, Hereford, Herefordshire, HR2 9AQ

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