

9 DCCW2008/3044/F - REPLACEMENT TWO STOREY DETACHED HOUSE. TRADEGA, LITMARSH, MARDEN, HEREFORD, HEREFORDSHIRE, HR1 3EY

For: Mr Lively, Batterham Matthews Design Ltd, 1 Tollbridge Studios, Tollbridge Road, Bath, Wilts, BA1 7DE

Date Received: 24 December 2008 Ward: Sutton Walls Grid Ref: 53066, 50117

Expiry Date: 18 February 2009

Local Member: Councillor KS Guthrie

1. Site Description and Proposal

- 1.1 This site is located on the eastern side of the Marden to Bodenham C1120 Road at Litmarsh. Hillside a bungalow is located approximately 50m to the north east and Charnwood a two storey dwelling approximately 140m to the south west. Little Berrington bungalow and Ashdown House are located on the opposite side of the road to the north west. When viewed from the south the site is seen against a backdrop of extensive tree coverage with open fields immediately south of the site.
- 1.2 The site previously contained a bungalow with large brick and tile outbuilding. These have now been demolished but covered an area of 115.62 sq.m. (dwelling) and 91.5 sq.m. (outbuilding) total 207.12 sq.m. The proposal is to replace the previous buildings on site with a two storey dwelling sited partly on the footprint of the previous buildings but lower down the site. The new dwelling has a ground floor area of 140.22 m sq and a first floor area of 108.52m sq giving a total floor space of 248.75 m sq.
- 1.3 External materials proposed are brick under a flat roof. Paviers and tarmac will form the hard landscaping with a new roadside hedge forming part of the soft landscaping.

2. Policies

2.1 Planning Policy Guidance:

PPS7 - Sustainable development in rural areas

2.2 Herefordshire Unitary Development Plan 2007:

DR1 - Design
 H7 - Housing in the open countryside
 H16 - Car parking
 T11 - Parking provision

3. Planning History

- 3.1 DCCW2008/1597/F - Replacement two-storey detached house. Refused 15 September 2008.

- 3.2 DCCW2005/0773/F - Demolition of existing dwelling, stores, garage etc and construction of a replacement dwelling. Approved 29 April 2005.

4. Consultation Summary

Internal Council Advice

- 4.1 Traffic Manager: No objections subject to conditions pertaining to access and parking.

5. Representations

- 5.1 Marden Parish Council: The Parish Council was opposed to this application because although the footprint of the proposed building is similar to the original dwelling on the site, the overall scale of the proposed dwelling is too large for the site and would be obtrusive in the vicinity.

- 5.2 Two letters of support for the proposal have been received and one letter of objection. The reasons for the objection are:

1. The original approval of a bungalow for replacement was more acceptable than a house despite the reduced footprint.
2. Other bungalows in the area are unobtrusive and this is not in sympathy other than with the applicants house Charnwood, which is out of keeping with the area.
3. The house occupies a larger footprint than the original bungalow.
4. Whilst screened from the road it would dominate the landscape to the south.

- 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. Officer's Appraisal

- 6.1 This site is located in open countryside as identified by the Herefordshire Unitary Development Plan and therefore falls to be considered within Policy H7. This policy permits replacement dwellings provided they are comparable in size and scale with and on the same site as an existing building with established residential use rights.

Size and Scale

- 6.2 The previous dwelling and adjacent outbuilding had a floor area of approximately 207.12 sq. The proposed dwelling has a ground floor area of 140.22 m sq therefore the footprint of the new dwelling is smaller than the previous dwelling. It is also substantially smaller than the replacement bungalow approved in 2005 which had a ground floor area of 250m sq. However when you add the proposed floor area of the first floor this gives a total floor area of 248.75m sq which is an overall increase of 41.63 m sq. This increase represents a modest addition amounting to approximately 20% of the original and is considered to be acceptable.
- 6.3 Whilst a two storey dwelling is proposed and as such the scale is different the overall building will be small in ground coverage. In addition the design is considered to be compatible with its surroundings and will be seen in the landscape against the back drop of the trees behind and will therefore compliment the local character of the area.

Sites on Existing Site

- 6.4 Due to the sloping nature of the site and to reduce its roadside impact the new dwelling is proposed to be moved slightly to the south of the original building but still overlapping the footprint. This further mitigates the roadside impact of the new dwelling and is considered to comply with this aspect of the policy.

Established Use Rights

- 6.5 Planning permission has already been granted for a replacement dwelling where the residential use right were established. Therefore this aspect of the policy is also accepted.

Conclusion

- 6.6 The replacement dwelling is comparable in size to the approved scheme and only marginally greater than the original buildings on site. In addition the scale of the new dwelling is considered to be reduced and more compact than the single storey replacement dwelling previously approved and the original building on site. It is therefore considered that the proposal fully complies with Policy H7 subject to the following conditions.

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. **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.

3. **F14 (Removal of permitted development rights).**

Reason: In order to protect the character and amenity of the locality, to maintain the amenities of adjoining property and to comply with Policy H13 of Herefordshire Unitary Development Plan.

4. **G09 (Details of Boundary treatments).**

Reason: In the interests of visual amenity, to ensure the development has an acceptable standard of privacy and to conform to Policy DR1 of Herefordshire Unitary Development Plan.

5. **H03 (Visibility splays).**

Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan.

6. H06 (Vehicular access construction).

Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan.

7. H09 (Driveway gradient).

Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

8. 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 and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan.

9. I16 (Restriction of hours during construction).

Reason: To protect the amenity of local residents and to comply with Policy DR13 of Herefordshire Unitary Development Plan.

10. I51 (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 so as to comply with Policy DR1 of Herefordshire Unitary Development Plan.

Informatives:

- 1. N15 - Reason(s) for the Grant of PP/LBC/CAC.
- 2. N19 - Avoidance of doubt - Approved Plans.

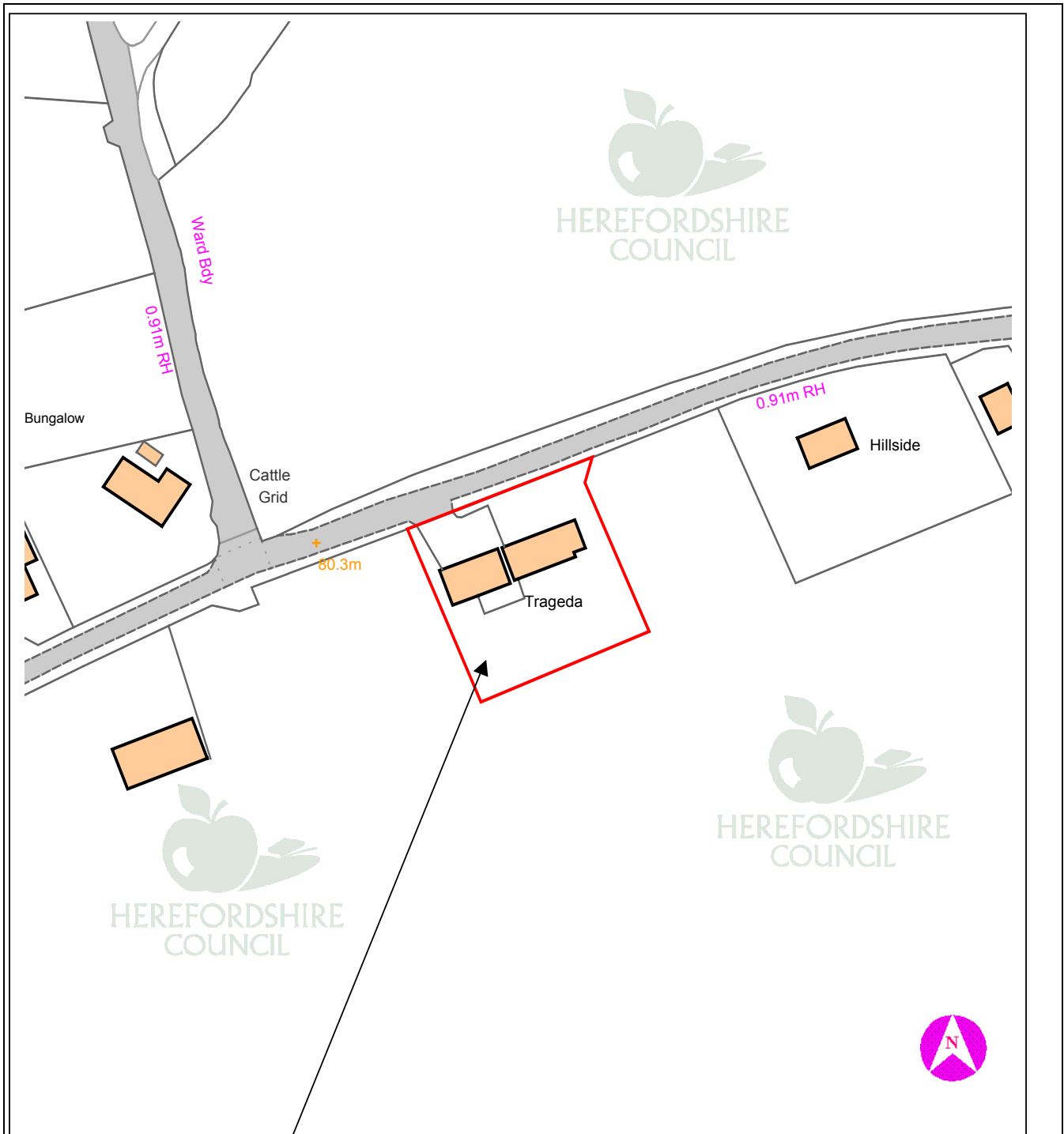
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2008/3044/F

SCALE : 1 : 1250

SITE ADDRESS : Trageda, Litmarsh, Marden, Hereford, Herefordshire, HR1 3EY

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