

8 DCSW2009/0593/F - RETENTION OF PART OF EXISTING DWELLING FORMING STORE AND BOILER HOUSE. PROVISION OF NEW SINGLE STOREY ELEMENT TO REPLACE 2 BEDROOM BUNGALOW. PROVISION OF DOUBLE GARAGE, BOURNEVILLE, KERRYS GATE, NEAR ABBEYDORE, HEREFORD, HEREFORDSHIRE, HR2 0AH.

For: Mr S Nicholson per Mr K Reynolds, Reynolds Associates, 16 Oak Tree Road, Oak Tree Business Park, Mansfield, Nottingham, NG18 3HQ.

Date Received: 23 March 2009

**Ward: Golden Valley
South**

Grid Ref: 39288, 33276

Expiry Date: 18 May 2009

Local Member: Councillor JB Williams

1. Site Description and Proposal

- 1.1 The proposal site is on the western side of the Class III (C1223) road from which access is gained via an informal gateway for vehicles and a separate pedestrian path. The semi-detached property is fringed on the southern boundary by another highway, the C1224 road which declines westwards from the C1223 road joining the B4347 road. The C1224 road is, like the aforementioned C1223 road, at higher level than the application site.
- 1.2 The white painted brick bungalow has a slate roof and is separated from Stickle Fuen by a low hedgerow on the eastern side of the property, and by a hedgerow on the western side of the property. There is mixed hedging on the highway boundaries of Bourneville. The garden areas to the east, south and north are mostly lawned punctuated by three trees and low shrubs in isolated beds.
- 1.3 Bourneville has been previously extended to the rear, by two flat roof additions providing an enlarged kitchen and a conservatory area. There are three other habitable rooms and a bathroom in the single-storey dwelling.
- 1.4 The application proposes the demolition of the existing semi-detached bungalow and its replacement with a detached bungalow. In more detail, the proposal is to leave a 3 metres wide section of the building, which is 9.5 metres deep. This will provide a store/workshop and, separated from it by an internal wall, will be a heat pump and external store. The proposed new detached dwelling will be sited 3.9 metres away. It would be orientated at 90 degrees to the existing semi-detached dwelling and is aligned north to south. The block rendered rectangular building would be 7.5 metres wide and 14 metres long. The roof will be covered in slates. The accommodation provided is three bedrooms. The design incorporates a central gable element that would project out 1.1 metres from the southern flank wall. An open sided porch is proposed on the north elevation. The new dwelling would be cut into the slope of the land by up to 600mm on the southern flank wall of the new bungalow. The slated roof

will have a roof pitch of 37.5 degrees and will be 900mm higher than the ridge height for the original bungalow.

- 1.5 A new driveway is proposed roughly in the same position as the existing pedestrian gateway, but with a wider 4 metre entrance that will entail the removal of hedgerow. The proposed driveway will slope down to the area created between the proposed new bungalow and the proposed store/boiler room. A double garage is proposed to be erected roughly half way between the new dwelling and the hedgerow boundary up slope. The proposed double garage will have a 37.5 degree pitched roof covered in slates over rendered block walls. It is 5.2 metres high, 6 metres wide and 7 metres long, it will be cut into the site by some 400mm on the southern gable end. The double garage is sited above the proposed bungalow.
- 1.6 This application follows one recently refused for a two storey dwelling some 15.7 metres long and between 7.4 metres and 8.9 metres wide. It was 6.2 metres high and took the form of a linked detached dwelling with the neighbouring bungalow.

2. Policies

2.1 Herefordshire Unitary Development Plan

| | | |
|-------------|---|--|
| Policy DR1 | - | Design |
| Policy DR2 | - | Land Use and Activity |
| Policy T8 | - | Road Hierarchy |
| Policy H7 | - | Housing in the Countryside Outside Settlements |
| Policy H13 | - | Sustainable Residential Design |
| Policy HBA8 | - | Locally Important Buildings |

3. Planning History

- 3.1 DCSW2008/2042/F Retention of existing bungalow and re-model to garage, provision of two-storey extension to form 3 bedroom dormer bungalow - Refused 21.10.08

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 The Traffic Manager's response is awaited.

5. Representations

- 5.1 The Parish Council's response is awaited.
- 5.2 Two letters of objection have been received from:

Mr P Burgess, Stickle Fuen, Kerry's Gate, HR2 0AH
Mr & Mrs E Evans, Oaklands, Kerry's Gate, HR2 0AH

The following main points are raised:

- new build increase 70%, believe Council allows within 40% only
- building line not respected, 1.5m forward of it, double garage 12.5 metres forward of it, plans could easily revert to refused scheme, little empathy for existing dwelling, character of 1920s bungalow and this part of Kerry's Gate
- gradient details misleading, steeper than suggested
- increase in height
- will dominate my property
- use of building adjacent to my property, i.e. boiler room, noise and fumes
- misleading stating that driveway is to be re-opened
- lies within Area of Outstanding Natural Beauty (AONB).

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 The main issues are considered to be the principle of development, the form of development proposed and the impact upon the amenities of the adjacent property.
- 6.2 The new dwelling replaces a semi-detached bungalow of poor painted brick construction. It is not of such architectural or historical interest such that its retention overrides the principle of redeveloping the site. The existing building is one of a pair of 1920s bungalows, this fact alone is not sufficient to reasonably resist a proposed scheme for a replacement of the majority of the existing extended three bedroom bungalow. Therefore the principle of demolishing the existing bungalow is accepted given that it satisfies the provisions of Policy HBA8. Policy HBA8 requires that proposals do not adversely affect buildings of local importance. It is considered that the demolition of the majority of the existing bungalow will not be contrary to this Policy in the Unitary Development Plan. It should also be stated that Policy HBA8 is concerned with the contribution that a particular building makes to the character and appearance of the area, which is not within an Area of Outstanding Natural Beauty as has been stated in representations received.
- 6.3 The next issue relates to the size and form of the new dwelling. The bulk of the new dwelling will be separated from Stickle Fuen, the adjoining property. The width of the main block of building is 7.4 metres wide which is only 300mm wider than that of the original bungalow. The roof pitch has been increased from 28 degrees to 37.5 degrees which accounts for the increase in height of some 900mm over the existing extended bungalow. This is considered to be an acceptable differential particularly given that the applicant will cut the new dwelling into the inclining slope of land. The eaves height for the new dwelling is the same as the replaced dwelling and the adjoining property which helps assimilate the new rendered building into the site. The rendered finish is stated to be white which will need to be controlled to ensure that the proposal reflects the character and appearance of the neighbouring properties. The use of a slate, as existing, will also assimilate the building in the landscape particularly when viewed from the south-west.
- 6.4 The footprint of the new dwelling has been elongated when compared to the existing dwelling. The additional length is considered acceptable given that the footprint of the new building is consistent with that of the original bungalow and flat roof additions. The new dwelling is orientated at right angles to the dwellings further north, however

this is not considered to be detrimental to the character of the wider locality which is characterised by a mix of housing types.

- 6.5 The new dwelling will not dominate the neighbouring dwelling given that it will be sited away from it and is on the same level. The main aspects will be east, south and west, (away from nearest residential property). It should also be added that the main residential activity will be away from Stickle Fuen. Therefore it is not considered that the proposal is contrary to Policy DR2 in the Unitary Development Plan, which requires that the amenity of residences in the vicinity of proposed sites are not adversely affected.
- 6.6 The design for the new dwelling with its simple form and slate roof will compliment the southern edge of this dispersed settlement. The type of slate and colour of render will need to be specified, however these are matters that can be addressed by planning conditions. The new access is necessary given the lack of formal parking on the site presently. There is sufficient landscaping around the site. The double garage is, though, elevated and upslope from the dwelling. It will, given its elevated position in relation to the proposed bungalow, have a prominence which would impinge upon the setting of the new and existing dwellings to the north. Therefore, the double garage will need to be amended or otherwise removed from the submitted scheme. This is the subject of ongoing negotiations.
- 6.7 The new dwelling will have a larger footprint than the replaced dwelling, it will be higher given the increase in roof pitch. It will be cut into the southern slope of the site such that it will be well settled into the sloping site. The design and materials for the bungalow are sympathetic and the new access will provide a satisfactory means of access for the new dwelling. The site is well landscaped presently, therefore it is not considered that conditions requiring further details for landscaping are required.
- 6.8 In conclusion, it is considered that this replacement dwelling is comparable in size to the existing bungalow and apart from the need to resolve concerns regarding the prominent double garage, the scheme as submitted can be supported, given that it satisfies the requirements of Policies H7 and HBA8 and the design and relationship to existing dwellings is satisfied in accordance with Policy DR1 and DR2. It is not considered that the dwelling will be visually dominant nor result in the loss of amenity currently enjoyed by adjoining residents as required by Policy DR2 of the 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. **B02 (Development in accordance with approved plans and materials)**

Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area in accordance with the requirements of 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. 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 H18 of Herefordshire Unitary Development Plan.

5. G01 (Earthworks)

Reason: To safeguard the amenity of the area given the works required and in order to ensure that the development conforms with Policies DR1 and LA5 of Herefordshire Unitary Development Plan.

6. H05 (Access gates)

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

7. 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

8. 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.

9. 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. N19 - Avoidance of doubt - Approved Plans

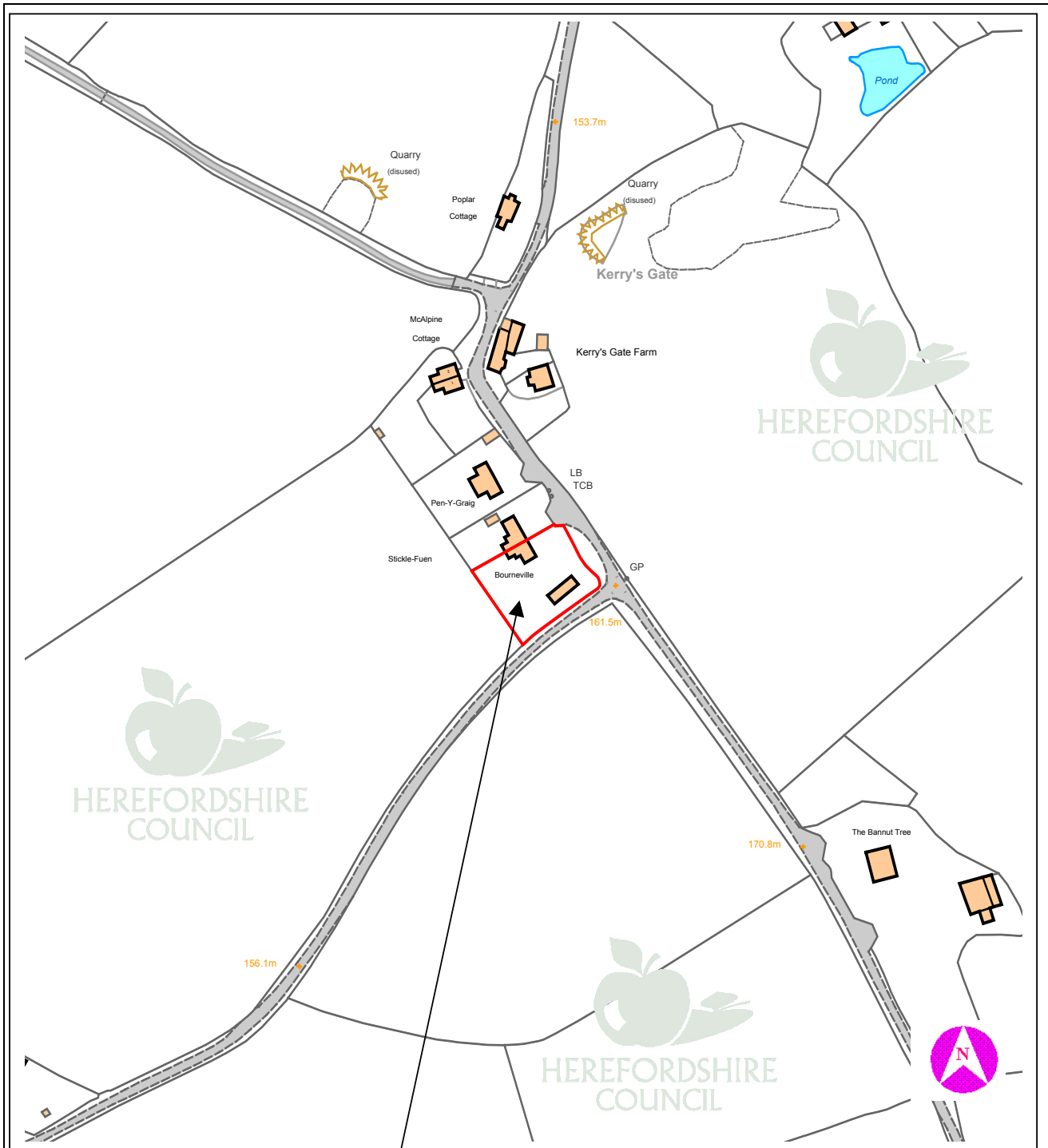
2. N15 - Reason(s) for the Grant of Planning Permission

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2009/0593/F

SCALE : 1 : 2500

SITE ADDRESS : Bourneville, Kerrys Gate, Near Abbeydore, Hereford, Herefordshire, HR2 0AH

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