

2 DCSW2003/2799/F - REPLACEMENT DWELLING HOUSE AND GARAGE, COLES TUMP, ORCOP, HEREFORDSHIRE, HR2 8SF**For: E & R Waghorn, Coles Tump, Orcop, Herefordshire, HR2 8SF****Date Received: 16th September 2003 Ward: Pontrilas Grid Ref: 46521, 28062****Expiry Date: 11th November 2003**

Local Member: Councillor G. W. Davis

1. Site Description and Proposal

- 1.1 The application site is elevated above the Class III road (C1235) from which it gains access. Lower Butts is immediately to the west of the site. The southern side of the C1235 is tree lined, however at the application site 85 metres uphill there are panoramic views. There are trees to the north and west of the existing red brick cottage that it is proposed to replace with a new dwelling. These trees are proposed to be retained.
- 1.2 There are a range of outbuildings to the west and south-west of Coles Tump that will be demolished. These buildings provide some storage space for the cottage, and include what was an outside lavatory.
- 1.3 The proposed replacement dwelling has been conceived as a family home, that will utilise local materials including cob or lime rendered straw bale walling, thatch and turf roofing and local natural stone for plinths and curtilage walls. The curtilage walls providing shelter for residents outside the new dwelling. The dwelling has an organic shape, as does the defined stone wall boundary as it follows the contours of the site. There will be a large glazed area, this is in order to achieve the solar gain required. Materials used on the site will also be re-used where practicable.

2. Policies**2.1 Hereford and Worcester County Structure Plan**

Policy CTC.2	-	Development Requirements
Policy CTC.9	-	Area of Great Landscape Value
Policy H.16A	-	Housing in Rural Areas
Policy H.20	-	Housing in Rural Areas outside the Green Belt

2.2 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy C.1	-	Development within Open Countryside
Policy C.8	-	Area of Great Landscape Value
Policy SH.11	-	Housing in the Countryside
Policy SH.21	-	Replacement Dwellings

2.3 Unitary Development Plan

There are no policies that are considered to raise issues different from Development Plan Policies.

3. Planning History

3.1 None identified.

4. Consultation Summary

Statutory Consultations

4.1 The Environment Agency raises no objections.

Internal Council advice

4.2 The Head of Engineering and Transportation recommends that conditions be attached in the event of planning permission being granted.

5. Representations

5.1 The applicant states in a covering letter:

- initial advice and guidance previously sought, officers support in principle
- dwelling will sit comfortably in landscape, comprise natural local materials (including re-used ones) and be energy efficient, and well insulated
- garage and storage buildings will house domestic paraphernalia
- curtilage limited to area close to dwelling, vegetable garden created elsewhere down slope, but well screened
- part of local community, have 4 small children, also site is registered smallholding of roughly 8 acres managed organically and on which we breed Shetland sheep.

5.2 Orcop Parish Council make the following observations:

"Orcop Parish Council has no objections to the proposed replacement house and garage. It is hoped that the replacement will be built of natural, local materials and re-using materials from the replaced dwelling."

5.3 Much Dewchurch Parish Council fully support the application.

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

6. Officers Appraisal

6.1 This proposal is reported to Sub-Committee given that the proposed replacement dwelling has a larger footprint than of the brick cottage it intends replacing. This is a specific requirement in Hereford and Worcester County Structure Plan Policy H.20 and Policy SH.21 contained in the South Herefordshire District Local Plan. The Structure Plan requires that the replacement dwelling be comparable and the South Herefordshire District Local Plan Policy that it be of a size and scale similar to that of

the original dwelling. The other requirements are that a safe access can be provided, which is possible currently, that the building to be demolished is not of architectural or historic worth such that the cottage is worth keeping and that finally the existing dwelling has existing established use rights, which is the case for Coles Tump.

- 6.2 The above-mentioned policy requirements for replacement dwellings are established on the basis that new dwellings of sympathetic scale are not replacing dwellings of some local interest, or that the new dwelling is not replacing a structure that has a residential use that has been extinguished or abandoned. These policy requirements are needed to ensure that there are not abuses of one of the few opportunities to build a new dwelling in the open countryside.
- 6.3 The concept of the replacement dwelling presented to Sub-Committee is of a building that is of the site, this has determined the curved walls and use of materials. It seeks to maximise solar gain through a large south facing window that will provide light to the interior on two floors. The area behind this glazed area is a communal area or hall, this area takes up the largest percentage of space on each floor. It is the hub of the dwelling. The living rooms on both floors lead off the hall on each floor. The footprint of the replacement dwelling is greater than that of the cottage, however, it is considered that this is mitigated by the existence of outbuildings to the west and south-west that are used in association with the existing cottage which will be demolished. The new dwelling is, however, a building with a striking design concept that although larger in footprint still has only 3 bedrooms and 3 reception rooms on the ground floor. The new dwelling will enhance the site, will utilise local materials and re-use existing materials on site, it will not entail the removal of any trees. The dwelling can be supported on the basis of its unique design and use of local materials, and in consequence is recommended favourably.

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. A07 (Development in accordance with approved plans)**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

- 3. B01 (Samples of external materials)**

Reason: To ensure that the materials harmonise with the surroundings.

- 4. G04 (Landscaping scheme (general))**

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

- 5. G05 (Implementation of landscaping scheme (general))**

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

6. H10 (Parking - single house)

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

Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.