

MEETING:	PLANNING COMMITTEE
DATE:	3 NOVEMBER 2010
TITLE OF REPORT:	<p>DMN/101477/FH - ALTERATIONS TO 2 NOS. BUNGALOWS TO INCLUDE DEMOLITION OF EXISTING PORCH & CONSTRUCTION OF NEW EXTENSION & PORCH AT 3 AND 4 STATION BUNGALOWS, ALBERT ROAD, COLWALL, HEREFORDSHIRE, WR13 6QH.</p> <p>For: Ms Roseff per Mr John Parry, Kensington House 33 Imperial Square, Cheltenham, Gloucestershire, GL50 1QZ.</p>

Date Received: 16 June 2010
Expiry Date: 15 October 2010

Ward: Hope End

Grid Ref: 375720,242448

Local Members: Cllr RV Stockton and Cllr AW Johnson

1. Site Description and Proposal

- 1.1 This site is located immediately adjacent to Colwall railway station on the opposite side of the railway track, ie on its south-east side. It is located outside the approved settlement boundary which extends along the north-west side of the railway track. The rest of the site is surrounded by fields and wooded areas. The whole area is within the Malvern Hills Area of Outstanding Natural Beauty. The site consists of two dwellings contained in one building set in a large garden. There is also another similar block of two dwellings adjacent, which is also in the applicant's ownership. Vehicular access to these four dwellings is via an existing gateway onto a narrow track which emerges onto Albert Road.
- 1.2 The block of two bungalows has smooth render on the walls with weathered corrugated sheeting on the roof. There is a lean-to at the south-east end made of concrete block and a concrete tile roof. The adjacent block of two bungalows is of a very similar size and design. There is also a small disused toilet building with concrete block walls and corrugated sheeting on the roof.
- 1.3 The application proposes various alterations to the block of two bungalows. This involves the raising of the roof height by approximately 1.2 metres and replacing the roof cladding with tiles or profiled sheeting. The windows will be replaced; the small lean-to at the south-east end will be replaced with a slightly larger extension with a pitched roof (external materials/finishes to match main dwelling) and a small porch added at the other end of the bungalow block. There will also be some minor internal alterations. In addition, the existing toilet block will be replaced with one of a similar size and in the same position and also two small log stores will be erected in each of the two gardens. Some minor landscaping will be undertaken, eg hedgerows and footpaths, etc.

2. Policies

- 2.1 PPS1 - Delivering Sustainable Development
- PPS7 - Sustainable Development in Rural Areas

2.2 Herefordshire Unitary Development Plan

- S2 - Development Requirements
- DR1 - Design
- H18 - Alterations and Extensions
- LA1 - Areas of Outstanding Natural Beauty

3. Planning History

- 3.1 DCNE2004/3660/F - Proposed two houses and garages to replace existing bungalows at 1, 2, 3 & 4 Station Bungalows - Planning permission 5 January 2005

4. Consultation Summary

Statutory Consultations

- 4.1 None required.

Internal Consultations

- 4.2 The Transportation Manager has no objections.

5. Representations

- 5.1 The agent states that the bungalows are not listed, but the site is located in an Area of Outstanding Natural Beauty. The entrance to the property is from a track and there is a dedicated parking area. Nos. 3 and 4 Station Bungalows are currently vacant, although they have been used as a residence until recently. The proposal is to improve the appearance of the building. It is not proposed to alter the existing parking arrangements. Access from a parked car to the dwellings will be by means of level stone paving.

- 5.2 Colwall Parish Council has no objections to this application.

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

6. Officer's Appraisal

- 6.1 The main issues relate to:-

- (i) The impact of the proposals on the character and appearance of the dwellings and the character of the Area of Outstanding Natural Beauty.
- (ii) The effect of the proposal on the residential amenities of the adjacent bungalows.

The most relevant policies with respect to these issues are H18, S2, DR1 and LA1 of the Herefordshire Unitary Development Plan.

- 6.2 The proposed alterations will improve the appearance of the building and are not be out of keeping with the scale and character of the original dwellings. In addition, the erection of the replacement toilet block and the two new log stores will also be acceptable. The visual

Further information on the subject of this report is available from Mr N Banning on 01432 383093

appearance and character of the surrounding area and the Area of Outstanding Natural Beauty will not be adversely affected. The site is largely hidden from view by the existing trees in the area. It can be seen from the railway station on the opposite side of the railway track, but is sufficiently screened by the existing trees and hedgerows on the boundary (ie both sides of the boundary fence). The residential amenities of the adjacent bungalows in the applicant's ownership will not be adversely affected by the proposed development.

- 6.3 In conclusion, the proposed development will look acceptable and be a visual improvement to the existing building and landscape character of the Area of Outstanding Natural Beauty. As such the proposal will be in accordance with the relevant planning policies and guidance. In particular, having regard to Policies H18, S2, DR1 and LA1, the development will not harm the character or appearance of the Area of Outstanding Natural Beauty and the alterations are such that they reflect the design and scale of the existing building which will remain the dominant feature.
- 6.4 There was no evidence, at the time the site was inspected, of any work commencing on the application site with respect to planning permission DCNE2004/3660/F for the replacement dwellings, which has now expired.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 A01 Time limit for commencement (full permission)**
- 2 B01 Development in accordance with the approved plans**
- 3 C01 Samples of external materials**
- 4 I16 Restriction of hours during construction**

INFORMATIVES:

- 1 The details required by condition no. 3 also refers to the external materials/finishes intended for the new outbuildings, the new porch and chimney.**

Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.

