

MEETING:	PLANNING COMMITTEE
DATE:	2 FEBRUARY 2011
TITLE OF REPORT:	<p>DMS/103179/F - VARIATION OF CONDITION 2 APPROVED PLANNING PERMISSION DMSE09/3151/F FOR AMENDMENTS TO HOUSE ELEVATIONS AT CARADOC COURT, SELLACK, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6LS.</p> <p>For: Mr Bramer per Mr T Egan, Ruardean Works Varnister Road, Gloucestershire, GL17 9BH.</p>

Date Received: 3 December 2010 **Ward: Llangarron** **Grid Ref: 355976,227272**
Expiry Date: 28 January 2011
Local Members: Councillor JA Hyde

1. Site Description and Proposal

- 1.1 The application seeks to vary Condition 2 of planning permission S/093151/F to enable a change in the design and appearance of the external elevations of the dwellings approved at Caradoc Court. The approved development comprises the erection of six detached dwellings and the construction of a new access point and driveway on land approximately 400 metres north east of The Court on land at the top of a steep, north-facing wooded slope, rising up from the River Wye. The application site falls within the Wye Valley Area of Outstanding Natural Beauty and within the unregistered historic parkland associated with Caradoc Court.
- 1.2 Development has commenced upon the site and the dwellings are currently under construction. The application seeks permission to amend the external appearance of the dwellings, but not the scale, layout or form. The principal changes are as follows:
- The use of stone window sills (not previously detailed on the approved drawings), which will allow for a deep reveal to the windows;
 - The definition of the materials to be used to the gables of the dormer windows;
 - Amendments to the design of some windows and substitution of segmental brick arches with a bell house render detail;
 - The use of render to the chimneys instead of stone;
 - The introduction of boarding to the garden rooms to obscure the well created by the dormer windows;
 - The introduction of a brick plinth.

2. Policies

- 2.1 Planning Policy Statements:

- PPS1 - Delivering Sustainable Development
- PPS5 - Planning for the Historic Development
- PPS7 - Sustainable Development in Rural Areas

Other guidance: Enabling Development and the Conservation of Historic Places (English Heritage 2008)

2.2 Herefordshire Unitary Development Plan 2007:

- S1 - Sustainable Development
- S2 - Development Requirements
- DR1 - Design
- H7 - Housing in the Countryside Outside Settlements
- H13 - Sustainable Residential Design
- LA1 - Areas of Outstanding Natural Beauty
- LA2 - Landscaped Character and Areas Least Resilient to Change
- LA4 - Protection of Historic Parks and Gardens

3. Planning History (Selected)

- 3.1 SH940997PF - Rebuild fire damaged house to original state as single residence with outbuildings and six houses on adjoining land at Caradoc Court, Sellack. Approved 24 February 1995.
- 3.2 DCSE206/1684/V - Certificate of Lawfulness for six new houses (approved planning permission SH940997PF), Caradoc Court, Sellack. Approved 6 December 2006.
- 3.3 DMSE/093151/F - Erection of six detached houses (amendments to SH940997PF). Approved 14 April 2010.

4. Consultation Summary

Statutory Consultations

- 4.1 None required.

Internal Council Advice

- 4.2 Public Rights of Way Manager:: No objection.
- 4.3 Traffic Manager: No objection.

5. Representations

- 5.1 Sellack Parish Council: Comments awaited.
- 5.2 At the time of writing one letter of objection had been received. The letter laments the original decision to approve the enabling development and objects to any amendments whatsoever to the approved development.
- 5.3 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 application seeks to vary Condition 2 of planning permission S/093151/F. Condition 2 required that development should be carried out strictly in accordance with the approved plans. Varying this condition is one of the mechanisms by which approval can be secured for subsequent changes to the external appearance of the dwellings.
- 6.2 The principle of erecting six dwellings at the location was first established in 1995 as part of the scheme to restore Caradoc Court, which is now complete. Work has now commenced and the current application is concerned with comparatively minor alterations to the external appearance of each of the six dwellings as outlined above in 1.2. In some instances the proposals merely add detail to the originally approved elevations.
- 6.3 It is my view that the proposed changes combine to improve the overall appearance of the buildings. The bell house render and stone sill detailing are more reminiscent of local vernacular architecture and the overall result is more coherent. The changes to the fenestration detailing to the rear of the units results in a significant improvement to the appearance of these elevations.
- 6.4 It has always been acknowledged that this is a difficult site upon which to design an 'appropriate' development. However, in the context of what has been approved, the changes now sought will improve the overall appearance of the development and have no wider implications for the protected landscape in which they sit. The application is recommended for approval accordingly.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1. **B04 Amendment to existing permission**
2. **B01 Development in accordance with the approved plans**

INFORMATIVES:

1. **N15 Reason(s) for the Grant of PP/LBC/CAC**

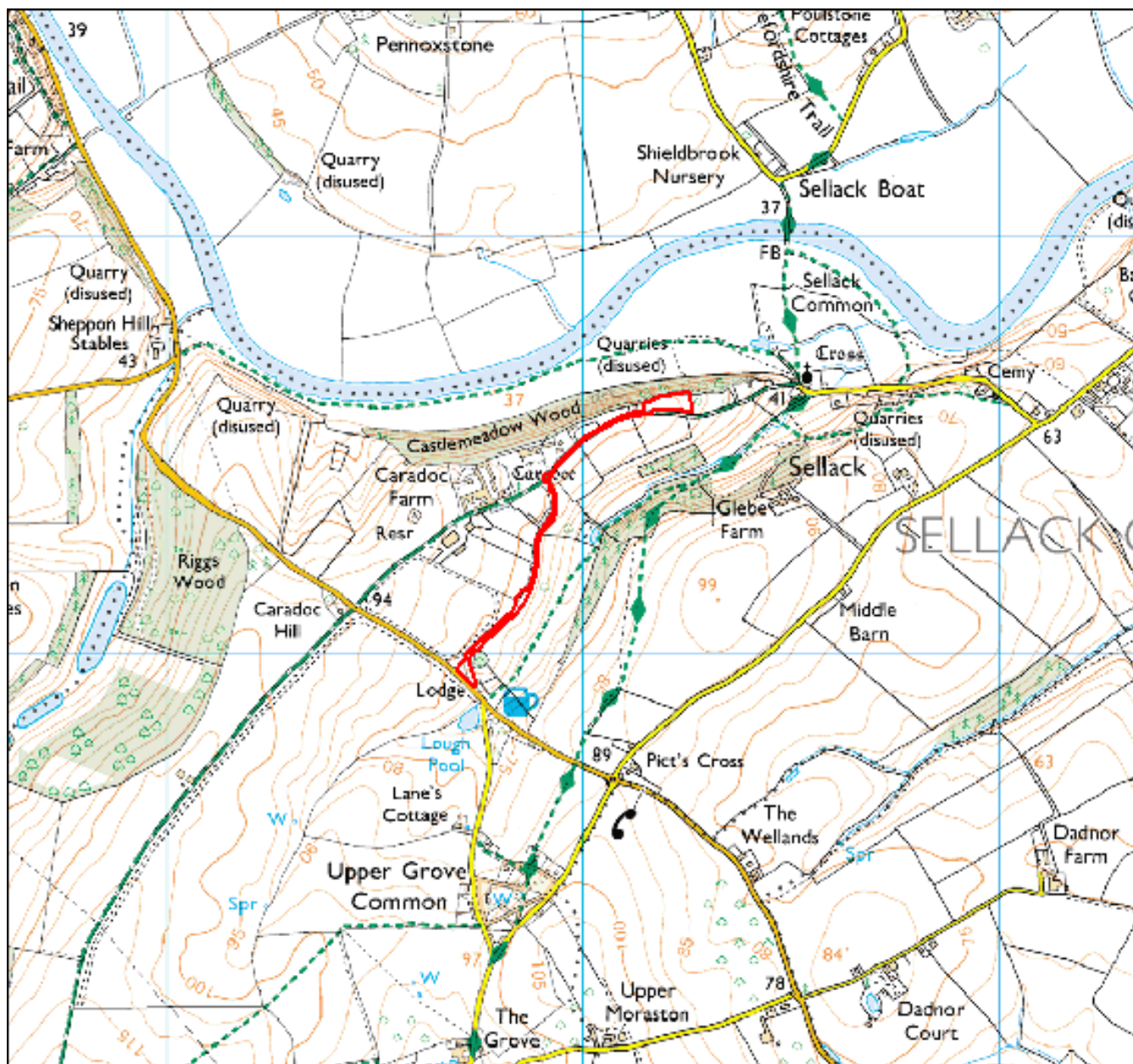
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DMS/103179/F

SITE ADDRESS : CARADOC COURT, SELLACK, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6LS

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Further information on the subject of this report is available from Mr E Thomas on 01432 260479