

<b>MEETING:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>15 JUNE 2011</b>
<b>TITLE OF REPORT:</b>	<p><b>DMN/110787/F - PROPOSED SINGLE STOREY DWELLING AS AN AMENDMENT TO EXTANT PERMISSION (N99/0036/N) AT MEADOW END (FORMERLY LABURNUM), LITTLE COWARNE, BROMYARD, HEREFORDSHIRE, HR7 4RG.</b></p> <p><b>For: Mr Kinnersley per Mr Tom Glendinning, Packers House, 25 West Street, Hereford, HR4 0BX.</b></p>

**Date Received: 28 March 2011**

**Ward: Bromyard**

**Grid Ref: 361039,250166**

**Expiry Date: 6 June 2011**

Local Members: Councillors JG Lester and A Seldon

## **1. Site Description and Proposal**

- 1.1 The site is to the north-east of the C1117, Little Cowarne/Stoke Lacy Road, almost opposite the dwelling know as Hilltop, a brick built agricultural worker's dwelling.
- 1.2 Planning permission was granted in 1999 under N99/0036/N, to demolish an existing bungalow and erect a 2 bedroom single storey dwelling with double garage on the site. Following this the original bungalow was soon demolished, with a new access also put in place, but no other development has taken place. Under section 56 of the Town and Country Planning Act 1990 'any work of demolition of a building' is operational development sufficient to preserve the permission. The Council are satisfied that the permission is still valid on the site and could therefore be implemented at any time.
- 1.3 This application proposes amendments to the approved application N99/0036/N. The previously approved plans show a rectangular shaped bungalow with a floor area of 101sqm and a height of 5.3 metres. This application proposes to construct an L-shape bungalow with a floor area of 127sqm and a maximum height of 4m. This gives a 25% increase on the extant permission. The proposed dwelling provides 2 bedrooms, both with en-suite, a home study, utility room and open planned living, kitchen and dining space. The bedroom and study are on the western side of the dwelling (front), with the open plan kitchen/dining and living are on the eastern side (rear).
- 1.4 The proposed dwelling has a mono pitched roof constructed from standing seam corus steel with a coloured coating. The walls will be rendered off white colour. Full height sliding doors and windows are proposed on the northern and western elevations providing the main feature of the dwelling. The windows on the road facing elevation have been kept to a minimum, with all windows proposed to be double glazed powder coated aluminium units.

- 1.5 A two-bay garage and workshop are also proposed and will be located to the north-west of the property. The outbuilding is to be of similar construction to that of the dwelling with sliding garage doors.

## **2. Policies**

### **2.1 Herefordshire Unitary Development Plan 2007:**

S1	-	Sustainable Development
S2	-	Development Requirements
S3	-	Housing
DR1	-	Design
DR2	-	Land Use and Activity
DR3	-	Movement
DR4	-	Environment
DR5	-	Planning Obligations
DR7	-	Flood Risk
H7	-	Housing in the Countryside Outside Settlements
H13	-	Sustainable Residential Design
LA2	-	Landscape Character and Areas Least Resilient to Change

## **3. Planning History**

- 3.1 N98/046/N Demolish existing derelict bungalow and erect three bedroom single storey dwelling. Refused 14<sup>th</sup> October 1998 as the scale and height of the proposed dwelling was not comparable in size to the original dwelling.
- 3.2 N99/0036/N Demolish existing derelict bungalow and erect three bedroom single storey dwelling. Approved 14<sup>th</sup> March 1999 subject to conditions.
- 3.3 DCNC2003/2823/F Erection of replacement dwelling with attached garage. Refused 6<sup>th</sup> November 2003 as the scale and height of the proposed dwellinghouse was not comparable in size to the original.

## **4. Consultation Summary**

### Statutory Consultations

- 4.1 None.

### Internal Consultees

- 4.2 Head of Environmental Health: No comment.
- 4.3 Traffic Manager: No highway implications.
- 4.4 Conservation Manager (Landscape): The visual impact of this development to be considerable from across the valley to the east, as dominant landform is one of the most prominent characteristics of the area. The single storey, flat roof is welcomed to reduce the visual impact, however the application does not include any landscape scheme. It is recommended that the landscape management should concentrate on the conservation and enhancement of existing hedgerows and woodland. The roadside hedgerow would benefit from strengthening with the southern and eastern boundaries also needing to be retained and protected.

## **5. Representations**

- 5.1 Stoke Lacy Parish Council: Support the application, though are desirous that the proposed amendments will be appropriate for the area.
- 5.2 Little Cowarne Parish Council: Plans are fully supported. The site being built upon again is very welcomed, as is the low roof line of the building as the property would not interfere with the view at 'Hilltop'.
- 5.3 Margaret Woodley, Woodlands, Stoke Lacy: Objects to the proposed materials, especially the rendered walls, as believed it the dwelling will stand out on the landscape.
- 5.4 Mr Ian Arundle, Hillcrest, Stoke Lacy, Bromyard: Believe the proposal will exploit the views at the expense of the surrounding properties, especially with regards to over looking. The proposed dwelling would be intrusive in the landscape, with the proposed render walls being out of keeping with the surrounding area. If the application is to be supported, has asked the local authority to ensure that as far as possible the proposed dwelling would not be visually intrusive on the landscape.
- 5.4 Mr D Sirrell, Hilltop, Little Cowarne, Bromyard: Considers the proposal to be a very modern construction and believes something of a more traditional construction would be more pleasing to the eye. Mr Sirrell is also concerned about the windows looking towards his property and the risk of overlooking. Further to comments made on the proposed scheme, Mr Sirrell also questioned if the permission was still extant given the lack of development on the site and length of time since the approval was given.
- 5.5 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 principle of a dwelling on the site has already been established through previous application, therefore the primary issues in determining this application relates to the design and layout of the development and its impact on the character and appearance of the surrounding landscape.
- 6.2 The main concerns from the neighbours relates to the design of the dwelling, and more specifically the use of render. Little Cowarne is an area where residential developments are widely spread out, with all dwellings differing in size and design. The area is not considered to have a distinctive character with regards to the design of dwellings. The closest dwelling to the application site is Hill Top, a red brick bungalow. Although the design and appearance of the proposed dwelling will be different to that of its immediate neighbour, there is not considered to be a defining architectural style in the Little Cowarne area.
- 6.3 Having regard for the wider landscape, the scale, massing and design of the proposed dwelling are considered to be acceptable. The landscape character type is Timbered Plateau Farmlands, where the density of developments remains low and the settlement pattern has a dispersed nature. The single storey flat roof limits the visual impact of the development on the surrounding area. The neighbours concern in relation to the use of render is noted, however there are other dwelling of render construction that can be viewed within the landscape setting. To further limit the visual impact of the dwelling it is considered expedient to recommend conditions requiring further landscaping at the site, especially on the boundaries.
- 6.4 The nearest dwelling to the application site is Hill Top, which is located to the west of the application site. The block plan identifies 43 meters between the proposed dwelling and Hill Top. The C1117 highway runs between the two sites, with mature hedgerows on either side.

Although the two properties will be able to view one another through each others accesses, the proposal is not considered to result in an unacceptable level of overlooking or overbearing.

- 6.5 There are also a number of residential dwellings that can be viewed in the wider landscape. Whilst it is acknowledged that the proposed development will inevitable alter their outlook, the principle of development has already been accepted at the site. Given the separation distances involved and the modest scale of the proposed development, there is not considered to be a material impact on the levels of residential amenity presently enjoyed by those properties.
- 6.6 To ensure the continued satisfactory relationship between the proposed dwelling and its neighbours it is considered expedient to recommend a condition removing permitted development rights to erect extensions or insert windows.
- 6.7 On balance the proposed development is not considered to give rise to any harm to the visual or residential amenity of the wider locality, with the overall design and layout of the development not appearing out of character with the mixed rural appearance of the wider locality. The proposal is considered to comply with the development Plan, and as such is recommended for approval.

## **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. **F14 Removal of permitted development rights**
- 5. **G10 Landscaping scheme**
- 6. **G11 Landscaping scheme - implementation**
- 7. **I51 Details of slab levels**
- 8. **I16 Restriction of hours during construction**

**Informative:**

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

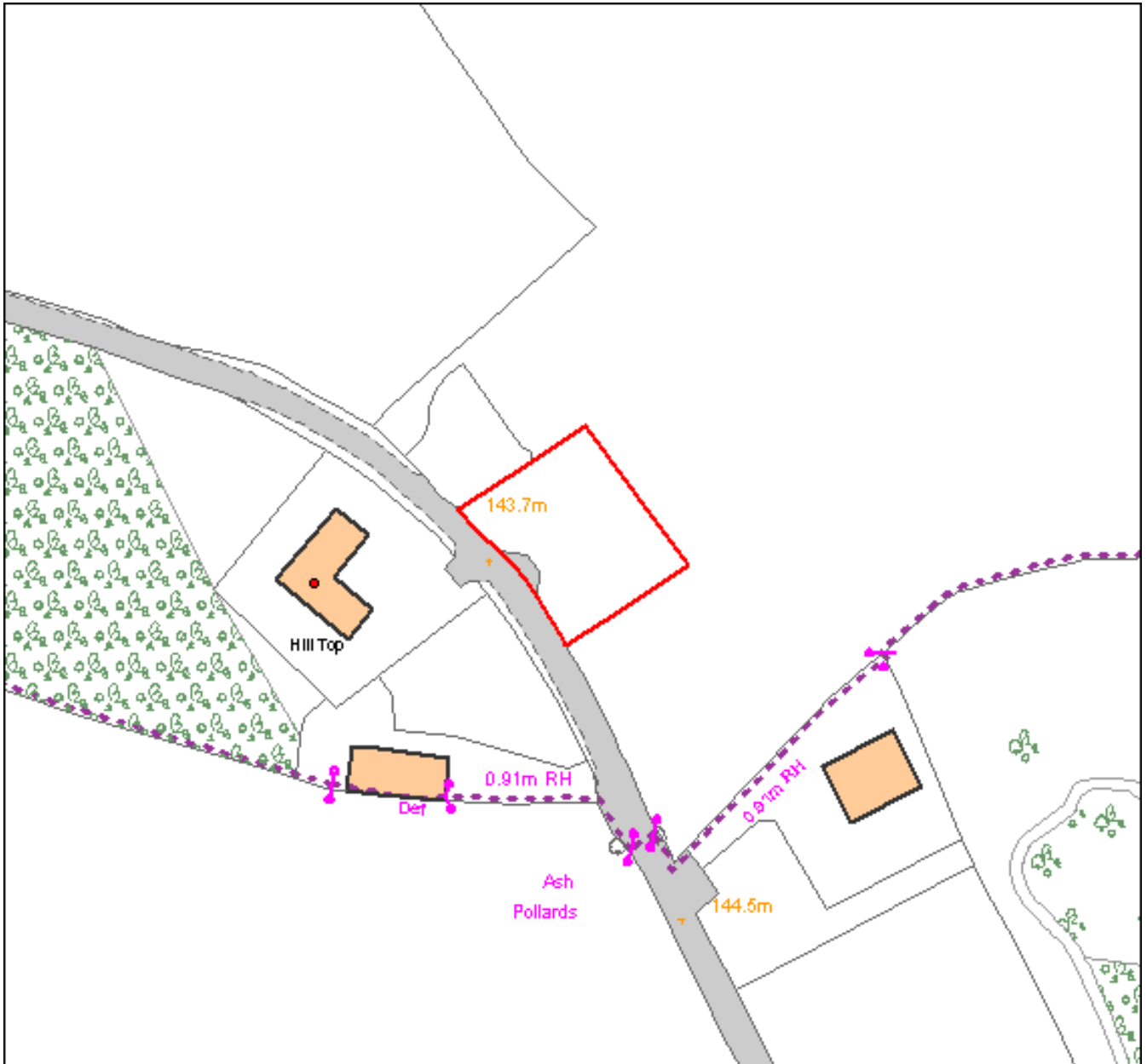
Decision: .....

Notes: .....

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## **Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DMN/110787/F

**SITE ADDRESS:** MEADOW END (FORMERLY LABURNUM), LITTLE COWARNE, BROMYARD, HEREFORDSHIRE, HR7 4RG

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Further information on the subject of this report is available from Ms R Jenman on 01432 261961