

9 DCNC2004/1799/F - REPLACEMENT DWELLING WITH DETACHED CARPORT AND STORAGE AT CROFT COTTAGE, ULLINGSWICK, HEREFORD, HEREFORDSHIRE, HR1 3JQ

For: Mr. A. J. Telford per Huf Tanglewood, Oxshott Road, Leatherhead, Surrey, KT22 0ER

Date Received:

17th May, 2004

Expiry Date:

12th July, 2004

Local Members: Councillors B. Hunt and P.J. Dauncey

Ward:

Bromyard

Grid Ref:

60373, 49690

1. Site Description and Proposal

- 1.1 Croft Cottage is located on the north side of the C1118 between Fairview, a replacement exposed timber framed dwelling, and Bleak House. The Three Crowns Public House, a Grade II Listed building, is further to the east. The site is located in open countryside.
- 1.2 This application proposes the replacement of Croft Cottage, a rubble stone cottage under a slate roof, with a 'HUF' house that will cross part of the footprint of the existing dwelling.
- 1.3 The proposed dwelling uses a post and beam construction technique with external elevation constructed in stained laminated timber under a tiled roof with large overhangs. The dwelling will have a ridge height of 7.1m, 3.9m to the eaves.
- 1.4 The entrance onto the C1118 is to be increased in width to provide a 5m wide access. The increase in width will require a small section of roadside hedge to be removed.

2. Policies

2.1 Malvern Hills District Local Plan

Landscape Policy 1 – Development Outside Settlement Boundaries

Housing Policy 4 – Development in the Countryside

2.2 Hereford and Worcester County Structure Plan

Policy H20 – Housing Development in the Open Countryside

Policy CTC9 – Development Criteria

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy H7 – Housing in the Countryside Outside Settlements

Policy S2 – Development Requirements

Planning Policy Guidance Note 1 – General Policy and Principles
Planning Policy Guidance Note 3 – Housing
Planning Policy Guidance Note 7 – The Countryside – Environmental Quality and Economic and Social development.

3. Planning History

None.

4. Consultation Summary

Statutory Consultations

4.1 Environment Agency – no objection in principle

Internal Council Advice

4.2 Transportation Manager recommends conditions.

4.3 Chief Conservation Officer: Concern at non-traditional roof pitch and span and materials.

5. Representations

5.1 Ullingswick Parish Council comment as follows: 'The Parish Council strongly recommend a site visit by Planning Officers. There are concerns over the siting of the building, angled to the road. There are also concerns about the ultra modern design concept in open countryside. The design changes the planning line of the property. There should be a stipulation that the roadside hedge should have a minimum height of 2 metres. Four members of the public have objected strongly to the proposals, but are thought unlikely to commit their objections to paper. The Parish Council feels that careful consideration should be given to this development in such a rural area.'

5.2 Moreton Jeffries Parish Council comment as follows: 'The Parish Council of the Much Cowarne Group have no objection this application. However, adequate screening between the new house and its immediate neighbours should be provided using suitable trees and shrubs.'

5.3 Letters of objection have been received from:

Mr. and Mrs. Hodges, Bank Farm, Little Cowarne, Bromyard
Dr. J. Stevens, Fairview, Ullingswick
C.G. & J.E. Bayliss, Bleak House, Ullingswick

The main points of objection are as follows:

- a) The design is out of character with this rural setting
- b) The building is predominantly glass and light pollution is of significant concern
- c) The design is ultra modern for our surroundings

5.4 The following support the application:

Colin Simmonds, Nether Court, Stoke Lacy, Nr Bromyard
C. & M. Wilson, The Old Rectory Ullingswick

Mr. D. Horwood, The Pole Barn, Three Crowns Inn, Ullingswick

and consider this contemporary designed house is suitable to the area.

5.5 The applicant's agent advises:

HUF HAUS uses the post and beam construction method, which is over a thousand years old and has been established in Europe for many centuries. The innovation of the architecture lies in the efficient use of space, excellent craftsmanship and by using the best, environmentally-friendly building materials available today. It is the intention of the concept that the people who live in the house connect with the outside environment through the provision of glass and open floor plan. The outside environment becomes an integral part of the design concept.

As opposed to traditional handcrafted post and beam houses that require large mature timbers to achieve the correct post and beam thickness, HUF HAUS uses only laminated timbers from smaller trees from sustainable forests and therefore contributes to retaining the old growth.

Every HUF HAUS is a low maintenance house. The large roof overhang protects the house from the rain and the sun. The outside timber structure therefore needs only to be stained every five years. The doors and the windows never have to be painted again.

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

6. Officers Appraisal

6.1 Croft Cottage is located in open countryside where Housing Policy 4 of the Malvern Hills District Local Plan applies. While, there is a principle objection against housing development in this locality the policy does allow replacement dwellings that are comparable in size with existing buildings that have established residential use rights.

6.2 In terms of Housing Policy 4 the replacement of Croft Cottage is considered acceptable. The determining factor of this application is the size of the replacement building. The policy does not take into account design matters. Neither does the policy define comparable in size but a rule of thumb approach in terms of increase will be the existing volume and that which would have been permitted development in relation to the existing building. The proposed replacement dwelling will be bigger than the existing cottage. However, the position of the proposed dwelling will be set back from, and is screened from the adjoining road by a dense hedgerow which is shown to be retained. Further, mature trees on the site are shown to be retained. Notwithstanding the increase in size of the replacement dwelling, it is considered that it will be in an unobtrusive position so as not to cause significant harm to the locality.

6.3 The observations of the Chief conservation Officer are noted. However, given the lack of policy support for refusal of the proposal, the approval adjacent to the Kington Conservation Area of a similar proposal, and the fact that the materials are an integral part of the concept, it is not considered that an insistence on a slate roof is reasonable.

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 - H01 (Single access - not footway) (5 metres)

Reason: In the interests of highway safety.

- 3 - H05 (Access gates) (5 metres)

Reason: In the interests of highway safety.

- 4 - H12 (Parking and turning - single house) (2 cars)

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

- 5 - No development approved by this permission shall be commenced until the scheme for the provision of foul drainage works has been approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: To prevent pollution of the water environment.

- 6 - G09 (Retention of trees/hedgerows)

Reason: To safeguard the amenity of the area.

Informative:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.