

15 DCSW2004/3114/F - DEMOLITION OF DERELICT BUNGALOW AND CONSTRUCTION OF 3 COTTAGES ON THE SITE, SITE AT DORSTONE VILLAGE GREEN, DORSTONE, HEREFORD, HR3 6AN**For: Mr. R. Morgan per Mr. R.L. Gell, The Old Post House, Blakemere, Hereford, HR2 9PZ****Date Received: 3rd September, 2004 Ward: Golden Valley Grid Ref: 31372, 41675
North****Expiry Date: 29th October, 2004**

Local Member: Councillor N.J.J. Davies

1. Site Description and Proposal

- 1.1 The proposal site is on the south-eastern side, just to the north-east of The Pandy Inn, of the triangular area formed across the Cross. It is proposed to demolish the existing asbestos clad bungalow on the site and in its place erect three natural stone faced dwellings. Each cottage style dwelling will have a Bradstone stone tiled roof over stone faced walls, each dwelling will have three bedrooms. Access will be taken from the rear, off an existing roadway that serves a stone faced house nearing completion. This roadway adjoins the car park serving the village shop/gallery.
- 1.2 The three cottages will step down in appearance, i.e. the roof ridges will step down. The finished floor level of the cottages will be lower than that of the unprepossessing bungalow that it is proposed to demolish.
- 1.3 This site is within the defined settlement boundary and the designated Conservation Area.

2. Policies**2.1 Planning Policy Guidance**

PPG.1 - General Policy & Principles

2.2 Hereford and Worcester County Structure PlanPolicy H.16A - Housing in Rural Areas
Policy CTC.2 - Areas of Great Landscape Value
Policy CTC.9 - Development Requirements**2.3 South Herefordshire District Local Plan**Policy GD.1 - General Development Criteria
Policy C.8 - Development within Area of Great Landscape Value
Policy C.23 - New Development affecting Conservation Areas
Policy C.24 - Demolition in Conservation Areas
Policy SH.8 - New Housing Development Criteria in Larger Villages

Policy SH.14 - Siting and Design of Buildings

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy H.4 - Main Villages: Settlement Boundaries

3. Planning History

3.1 None identified.

4. Consultation Summary

Statutory Consultations

4.1 English Heritage recommend that the application be determined in accordance with government guidance, development plan policies and with the benefit of conservation advice locally.

Internal Council Advice

4.2 Head of Engineering and Transportation recommends that conditions be attached relating to visibility and parking provision.

4.3 The Chief Conservation Officer recommends that an archaeological survey and recording condition be attached to any grant of planning permission, together with revisions to Unit 3, namely altering the dormer window.

5. Representations

5.1 In a letter that accompanied the application, the applicant's agent states:

- three dwellings are proposed to be built in stone with Bradstone reproduction stone slate laid in diminishing courses
- three dwellings will replace an eyesore, a dilapidated bungalow
- proposed to sit them down by having first floor space within roof space. Bungalow on raised level, dwellings can be cut into site more
- eaves level of Unit 3, only 600mm above the existing bungalow eaves level
- will utilise existing treatment plant (for foul water), it has a capacity of 4,000 litres/day (the three houses, house nearing completion and shop) only require 2,880 litres/day.

5.2 Dorstone Parish Council make the following observations:

"Support the application with the following comments:

1. Correct and safe demolition of the asbestos clad bungalow is carried out.
2. Concern from the information supplied in the application letter that there is only 1100 litres/day spare capacity for the three dwellings in the existing bio-disposal plant.
3. Confirmation that the 600 referred to in the letter refers to 600mm "(No. 3 only 600 above existing bungalow eaves)".

5.3 One letter of representation has been received from:

Mr. A. & Mrs. L. Perry, Millbrook House, Chapel Lane, Dorstone, HR3 6AP

The following main points are:

- immediate neighbours, front of our house faces the northern border of the site
- excessive density, out of keeping, also most dwellings have substantial gardens
- suggest two dwellings be built centrally positioned and built as one building
- concern with ridge height, dominant to us reducing light and views, should be of single storey construction
- do not consider that drainage arrangements are adequate, history of problems in village, with foul smelling discharges into the Dorstone brook.

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

6. Officers Appraisal

- 6.1 The main issues are considered to be the form of development proposed, disposal of foul water and the means of access.
- 6.2 The site is within a Conservation Area and Policy C.23 requires that new development is in keeping and contributes to the scale and character of the particular Conservation Area in question, in terms of scale, height, materials and design. The materials proposed complement those used in existing buildings throughout the Conservation Area that include stone and render predominantly. The roof tile proposed has been used on a nearby dwelling and again stone slates and natural slates are evident in Dorstone. The form of development proposed, three cottages will increase the frontage of built development across the site. There will be a greater impact than that of the dilapidated bungalow, however this is mitigated by the scale and massing of the dwellings and that the dwellings will have a finished floor level 0.75 metres lower than that of the bungalow. The line of dwellings complements the line of buildings on the north-western side of the village green. Buildings are predominantly two-storey in Dorstone.
- 6.3 There is a requirement that demolition in Conservation Areas satisfy Policy C.24 contained in the Local Plan, namely that the demolition of the building in question would benefit the appearance and character of the area. It is considered that the demolition of this bungalow would greatly enhance the appearance of the Conservation Area. The demolition would, as the Parish Council state, need to be carried out in accordance with regulations covering the disposal of asbestos.
- 6.4 An issue has been raised about the predominance of the dwellings from residents living near to the site. It is considered that the applicant has reduced the impact of the dwellings as much as practicable. The loss of a view is not strictly a planning issue. Also, it is considered that the proposed dwellings are sufficient distance away from the dwelling in question so as not to remove daylighting nor overshadow.
- 6.5 The issue of foul drainage is raised both by the Parish Council and the objector. The Parish Council query the capacity of the existing packaged sewage treatment plant, as stated in the supporting letter accompanying the planning application. The letter states that in effect there is still spare capacity even with it being used by 4 houses and the shop. It is considered that problems associated with pollution of the brook should not

arise given that the sewage treatment plan will produce treated effluent. The issue of foul drainage disposal has though already been addressed with the installation of the sewage treatment plant for the house nearing completion and shop/gallery.

- 6.6 The proposal provides a development of three dwellings with a safe means of access that reflect the character of the Conservation Area. It is an important site given its location facing the village green, however with careful use of materials and planting, including the retention of the apple tree on the northern side of the site the development should prove to be a positive asset to Dorstone. Therefore, the proposal meets the requirements of Policies GD.1, C.8, C.23, C.24 and SH.15 contained in the South Herefordshire District Local Plan. The Chief Conservation Officer recommends a reduction in the width of a dormer extension from a 3 light to a 2 light one. It is considered that such a revision would be more in keeping with the scale of fenestration and dormer windows in this part of the Conservation Area.

RECOMMENDATION

That subject to the receipt of satisfactory revised plans relating to the fenestration for Unit 3, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

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. **F48 (Details of slab levels)**

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

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. **H04 (Visibility over frontage)**

Reason: In the interests of highway safety.

7. **H13 (Access, turning area and parking)**

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

8. H27 (Parking for site operatives)

Reason: To prevent indiscriminate parking in the interests of highway safety.

Informative(s):

- 1. HN01 - Mud on highway**
- 2. HN04 - Private apparatus within highway**
- 3. HN05 - Works within the highway**
- 4. HN10 - No drainage to discharge to highway**
- 5. N15 - Reason(s) for the Grant of Planning Permission**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.