

8 DCNW2004/3347/F - PROPOSED REPLACEMENT DWELLING WITH NEW ACCESS AT KNOCK HUNDRED, BEARWOOD, LEOMINSTER, HEREFORDSHIRE, HR6 9EF

For: Dr. M A C Plant per Border Oak Design & Construction Kingsland Sawmills Kingsland Leominster Herefordshire HR6 9SF

Date Received:
1st October 2004

Ward:
Pembridge &
Lyonshall with Titley

Grid Ref:
37996, 56081

Expiry Date:
26th November 2004

Local Member: Councillor R Phillips

1. Site Description and Proposal

- 1.1 The application site lies in open countryside and comprises the existing cottage (Knockhundred Cottage), its associated outbuildings, garden and agricultural land which lies to the east of the residential curtilage.
- 1.2 The property is a modest two storey timber framed house which has been extended with a single storey lean-to side extension and a conservatory. It is set back from the roadside boundary and is generally inconspicuous in view of the mature hedgerow which runs the length of the site.
- 1.3 There is an existing vehicular and pedestrian access serving the site.
- 1.4 Planning permission is sought for a replacement dwelling and garage on the site and the change of use of the existing agricultural land to enable the siting of the garage, a new driveway and hardstanding and the formation of a new access.
- 1.5 The proposed replacement dwelling comprises a predominately timber framed and thatched design located on the footprint of the existing cottage and outbuilding. It would occupy a larger footprint than the existing dwelling and whilst the overall ridge height would be some 1.4 metres taller the eaves heights would remain identical.
- 1.6 The proposed garage would be timber clad with a thatched roof, having a maximum ridge height of 6.7 metres to allow for office accommodation in the roof space.

2. Policies

Hereford and Worcester County Structure Plan

Policy 16A – Housing in Rural Areas

Policy H20 – Housing in Rural Areas Outside the Green Belt

Policy CTC9 – Development Requirements

Leominster District Local Plan (Herefordshire)

Policy A1 – Managing the Districts Assets and Resources
Policy A2(D) – Settlement Hierarchy
Policy A9 – Safeguarding the Rural Landscape
Policy A10 – Trees and Woodland
Policy A16 – Foul Drainage
Policy A24 – Scale and Character and Development
Policy A54 – Residential Amenity
Policy A70 – Accommodating Traffic from Development

Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S1 – Sustainable Development
Policy S2 – Development Requirements
Policy DR1 – Design
Policy H7 – Housing in the Countryside Outside Settlements
Policy LA2 – Landscape Character and Areas Least Resilient to Change
Policy LA5 – Trees, Woodlands and Hedgerows
Policy LA6 – Landscaping Schemes

3. Planning History

- 3.1 NW2003/1960/F – Proposed replacement dwelling and garage. Refused.
- 3.2 Particular reference is made in accompanying submissions to a nearby replacement dwelling at Barbety Cottage. Application number NW2001/0984/F refers. The relevance of this permission will be discussed in the officers appraisal but in the light of this recent approval, the Local Member considered it important to refer this particular application to Northern Planning Sub Committee.

4. Consultation SummaryStatutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Head of Engineering and Transportation raise no objections subject to conditions.

5. Representations

- 5.1 Pembridge Parish Council objects to this application because it is considered that the large scale of the proposed dwelling is out of keeping with the surrounding properties, would be extremely visible and would therefore detract from the visual amenity of the area.
- 5.2 The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The principle of a replacement dwelling on this site is considered acceptable in the light of its clearly established residential use rights and the generally poor state of repair that this timber framed property is now in. In terms of the principle of replacing dwellings in the open countryside, Policy A2(D) of the Local Plan establishes a further test insofar as replacement dwellings should be comparable in size to the original dwelling and within the established residential curtilage.
- 6.2 In this case the existing cottage has a gross floor area of 96.5 square metres whilst the proposed replacement dwelling has a gross floor area of approximately 198 square metres. It is considered that this increase is such that the proposal cannot be regarded as comparable in size. Further to this the proposed garage/office building has a total footprint of 57 square metres excluding the small over space over which far exceeds the modest proportions of the existing outbuilding.
- 6.3 Coupled with the above, the proposed dwelling would be some 1.4 metres taller than the original cottage, the height of which is actually exceeded by the proposed garage/office building.
- 6.4 In the light of the above, the replacement of this modest two bedroom cottage with a 3 bedroom property with 3 en-suites and a sizeable box room does not result in an appropriate comparison and as such this proposal is considered unacceptable in principle.
- 6.5 The Barbety Cottage application relates to a site in reasonable proximity to this current proposal and it is recognised that this approved and now implemented replacement dwelling is a substantial property when compared to the original cottage. There are acknowledged comparisons between the two sites but ultimately each development proposal must be considered upon its own merits and as such the development at Barbety Cottage does not establish a precedent for supporting this application which is clearly contrary to adopted policy.
- 6.6 Further to the above, the current proposal involves an extension of the residential curtilage to accommodate the garage building which again is contrary to Policy A2(D) of the Local Plan.
- 6.7 With regard to the access issue the benefits of improving visibility by moving the point of access are clearly acknowledged since the existing arrangement is very dangerous. The new access and driveway, subject to careful consideration of the surfacing and associated landscaping (orchard planting is proposed), would in its own right have a limited visual impact and additional restrictions on permitted development rights would enable control over further development in the curtilage to be exerted.
- 6.8 The proposed replacement dwelling with garage is not considered in any way to be comparable to the modest scale of the original cottage and furthermore the proposed development involves the erection of the garage beyond the established residential curtilage of the existing cottage. The result is a development that is unacceptable in principle. The overall size and scale of the development in the absence of any special justification would furthermore result in a detrimental visual impact upon the character and appearance of the site and its surroundings.

RECOMMENDATION

That planning permission be refused for the following reasons:

1. The proposed replacement dwelling with the associated garage would by reason of their overall scale and siting result in a form of development that would not compare favourably with the original dwelling or contain development within the established residential curtilage of the property. The result would be a form of development that is unacceptable in principle and contrary to Policy H20 of the Hereford and Worcester County Structure Plan and Policy A2(D) of the Leominster District Local Plan (Herefordshire).

2. The proposed replacement dwelling with associated garage would be reason of their overall scale, design and siting detract from the quality and visual appearance of the rural landscape. The resulting development would represent an unacceptable encroachment into the open countryside contrary to Policy A9 of the Leominster Local Development Plan (Herefordshire).

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.