

**11 DCNE2004/3268/F - REPLACEMENT DWELLING AT
SLATCHWOOD, CODDINGTON, LEDBURY,
HEREFORDSHIRE, HR8 1JN****For: Mr & Mrs C Williams-Hewitt per Design Build,
Morningside, 11a Graham Road, Malvern,
Worcestershire, WR14 2HR****Date Received:
17th September 2004****Ward:
Hope End****Grid Ref:
71803, 43939****Expiry Date:
12th November 2004**

Local Member: Councillor R Stockton

1. Site Description and Proposal

- 1.1 The site is currently occupied by a pleasant detached dwelling. It was originally a timber framed cottage with a large external stone stack occupying a position close to the public highway. Extensions have been added to the rear and comprise two, two storey brick gables constructed in brick. The property is within the Area of Great Landscape Value and it is particularly characterised in this locality by randomly spaced dwellings along the roadside.
- 1.2 This application seeks to demolish the existing dwelling and replace it with a new property. The plans show a detached dwelling constructed in brick under a plain clay tile roof with a floor area of approximately 165m², an increase of approximately 30% over the existing building. The new dwelling is set further back from the road. The existing vehicular access and garage are to be retained but a new drive and turning area will be created.
- 1.3 The applicants agent has provided a supporting statement to justify the demolition of the dwelling and the relevant points can be summarised as follows:
- a) Moving the dwelling to the north east will improve highway safety
 - b) The existing cottage is too low, below ground and road levels with a possibility of flooding
 - c) A new dwelling will allow the replacement of an out-dated dwelling with a more efficient unit
 - d) The existing dwelling has been sub-standard facilities, insulation and suffers from damp

2. Policies**Hereford and Worcester County Structure Plan**

Policy H20 – Housing in Rural Areas Outside the Green Belt

Policy CTC2 – Areas of Great Landscape Value

Malvern Hills District Local Plan

Housing Policy 4 – Development in the Countryside
Landscape Policy 1 – Development Outside Settlement Boundaries
Landscape Policy 3 – Development in Areas of Great Landscape Value

3. Planning History

None.

4. Consultation SummaryStatutory Consultations

- 4.1 Bosbury Parish Council comment as follows: 'The proposal has no harmony with adjacent properties strongly opposed to demolition of existing dwelling. It should be restored and extended.'

Internal Council Advice

- 4.2 The Head of Transportation and Engineering have no objection subject to conditions.
- 4.3 Conservation Officer comments as follows: 'Disappointing that part of Herefordshire's historic environment is to be lost, especially as it would appear to be structurally sound and capable of re-use. It is strongly recommended that this building of local interest be retained. We therefore object to this proposal and recommend that it be rejected.'
- 4.4 Public Rights of Way Officer has no objection.

5. Representations

- 5.1 Three letters of objection have been received from the following:

J Young & D Walton, 2 The Moats, Stoneyard Green, Coddington
Mr & Mrs Brown, 1 Birchend Cottages, Paddles Lane, Coddington
Mr D Mullett, 2 Slatchwood Cottage, Coddington

In summary the points raised are as follows:

- a) The existing dwelling is characteristic of Herefordshire's distinctive vernacular architecture.
 - b) Its demolition is not justified and it could be renovated.
 - c) The proposed replacement dwelling is not in keeping with other period properties in the Slatchwood 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 Housing Policy 4 of the Adopted Local Plan refers to new residential development in the open countryside and fundamentally advises that new development will not be permitted unless it meets one of a number of criteria. In this instance point C is relevant which states 'It is in replacement of and comparable in size with an existing building with established residential use rights'.
- 6.2 The existing dwelling has been recently occupied and therefore enjoys established residential use rights. It has a floor area of approximately 115m² and the proposal an area of 165m², and allowing for a reasonable extension, is arguably comparable in size.
- 6.3 In your officers opinion that the reasons for objection in respect of the preferred retention and renovation of the existing dwelling are entirely well founded. It does not appear to be beyond economic repair and is quite capable of renovation and potentially extension to provide additional accommodation. Whilst it may not be a building worthy of listing, it does contribute to the local area character of the area. Its organic growth through the addition of extensions to the rear is entirely typical of any number of dwellings across Herefordshire.
- 6.4 Highway safety will not be improved if it is moved further from the road. The problems identified could be relatively easily addressed in terms of damp problems and lack of insulation and an argument that its replacement will allow the creation of a more efficient unit of accommodation could effectively apply to many older dwellings in the area.
- 6.5 However, Housing Policy 4 does not question the ability to renovate the existing dwelling, or ask for any reasonable justification for its demolition. The parallel policy in the emerging Unitary Development Plan is almost identical in its wording to Housing Policy 4 of the Local Plan, as is Policy H20 of the Structure Plan. There are no policies relating to the demolition of unlisted buildings in the open countryside and it would therefore appear that there are insufficient grounds to refuse the application in this respect.
- 6.6 It therefore falls to consider the application in terms of its design and appearance in the context of its surroundings. The dwelling is 1 ½ storey with a maximum ridge height of 7.4 metres. Each elevation is dominated by a gable, and it is clear that this approach has been taken to minimise the scale and bulk of the dwelling. It is an approach that is successful. The design is well detailed with arched heads over window openings and brick cills, eaves detailings and the inclusion of a chimneystack.
- 6.7 Objections relating to the design of the proposal and that it is out of keeping with other development in the locality should be considered against landscaping Policy 1 which relates to development outside Settlement Boundaries. It advises that development will be permitted where it does not result in.
- “Significant visual intrusion or detracting from the character and appearance of the landscape”.
- 6.8 The scale and design of the proposal is rural in its nature. The use of brick is at odds to some extent with surrounding properties, although a number are faced with painted brick and from a distance may appear rendered. Nevertheless, any approval

could be the subject to a condition requiring the submission of a schedule of materials and the Committee may wish to indicate that at least part of the dwelling is finished in render to soften its appearance and have greater regard to the surrounding area.

- 6.9 On balance, the proposal is considered to accord with Local Plan Policy. Due to its greater floor area than the existing dwelling, it is recommended that permitted development rights are removed, but the application is otherwise recommended for approval.

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 - B01 (Samples of external materials)**

Reason: To ensure that the materials harmonise with the surroundings.

- 3 - C05 (Details of external joinery finishes)**

Reason: To ensure that the development hereby approved reflects the character and appearance of the surrounding area.

- 4 - C04 (Details of window sections, eaves, verges and barge boards)**

Reason: To ensure that the development hereby approved reflects the character and appearance of the surrounding area.

- 5 - E16 (Removal of permitted development rights)**

Reason: The replacement dwelling hereby approved is significantly larger than that which exists. The removal of permitted development rights will allow the Local Planning Authority to consider the acceptability of any future extensions.

- 6 - H03 (Visibility splays) (2m x 33m)**

Reason: In the interests of highway safety.

Informatives:

- 1 - The existing iron railing fence may remain, as sufficient visibility is possible through it. If it is replaced, the replacement must allow equal or better visibility. Vegetation must be maintained short enough to keep the visibility requirement effective.**
- 2 - N15 - Reason(s) for the Grant of PP/LBC/CAC**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.