

MEETING:	PLANNING COMMITTEE
DATE:	8 AUGUST 2012
TITLE OF REPORT:	S121627/F - PROPOSED REPLACEMENT DWELLING AT IVY GREEN COTTAGE, ABBEYDORE, HEREFORD For: Mr & Mrs Bowen per Mr Mark Owen, Second Floor Front Office, 46 Bridge Street, Hereford, Herefordshire, HR4 9DG
WEBSITE LINK:	http://www.herefordshire.gov.uk/housing/planning/58286.aspx?ID=121627&NoSearch=True

Date Received: 7 June 2012

Ward: Golden Valley South

Grid Ref: 339305,231320

Expiry Date: 7 August 2012

Local Members: Councillor GJ Powell

1. Site Description and Proposal

- 1.1 The application site comprises a white painted brick dwelling on the western side of the C1212 road. This classified road turns eastwards 70 metres to the north east where it joins the C1225 road. The C1212 road leads uphill from the Dore Valley further to the southwest and is characterised by extensive hedgerow planting and sporadically sited properties cut into the slope. The application property is above the level of the road. The existing access point is to the north east of the property. There is also a pedestrian gate with concrete steps leading directly out onto the C1212 road. The roadside boundary has metal railings, some stone walling and hedging. There are evergreen trees on the south western boundary. The rear boundary fence is almost at eaves level. It comprises a simple post and rail fence. The northern boundary is defined by post and rail fencing. There are mature trees on the other side of this boundary which are in third party ownership.
- 1.2 The existing dwelling is 4.1 metres wide and 10 metres long and 6 metres at its tallest. It provides two bedrooms. A single storey white painted block work lean-to runs along the majority of the rear or north-west elevation. This lean-to provides a kitchen, pantry, bathroom and utility room. The accommodation also includes a 3 metre high building at right angles to the existing dwelling that projects towards the classified road. This provides a garden store which is accessible via a lean to lobby/porch on the front or roadside elevation of the property.
- 1.3 The replacement dwelling proposed is aligned south-west to north-east and will be sited on the same footprint as the existing dwelling albeit with increases in footprint to the rear and south westwards. The main part of the proposed dwelling will be 5.5 metres wide, 11 metres long and 6.7 metres to the ridge and will provide three bedrooms including an en-suite at first floor. The ground floor will be open plan and provides a sitting room, dining room and kitchen. A two-storey element will project out 5.7 metres from the rear wall. This element will provide a study, utility room and shower on the ground floor and a bathroom and fourth bedroom on the first floor. There will also be a garden room on the south western end projecting out 3.8 metres from the gable end wall and 49.9 metres wide. The ridge of the slate covered roof will be 3.9 metres. The garden room and front elevation will have a natural stone plinth (600mm high and

the walls will be covered in off white coloured lime render and the roof will be covered in reclaimed Welsh slate.

- 1.4 There are two existing outbuildings to the north east of the existing property; one will need to be demolished in order to provide a turning and parking area and access to a proposed double garage. The other timber clad building will remain and will be used by the applicants as stables and a tack room. The new garage will be up slope from the main dwelling and will be 6 metres deep and wide. The ridge height will be 4.2 metres. The walls will be rendered and slate covered to match the proposed new dwelling. The existing access point will be enlarged and a tarmac surfaced entrance provided. Existing trees will remain around the site. These will be supplemented by a new roadside hedgerow set back in order to facilitate improved visibility south westwards down the C1212 road. The new dwelling and garage will need to be cut into the bank and as consequence a 1 metre high retaining wall needs to be erected to the rear of the replacement dwelling.
- 1.5 The application was accompanied by a Design and Access Statement and an ecological appraisal relating primarily to the presence of bats. The applicants have also confirmed that in the event planning permission is granted they would opt for a shortened implementation period.

2. Policies

2.1 National Planning Policy Framework

It is considered that sections 7 (Requiring good design), 11 (Conserving and enhancing the natural environment) and 12 (Conserving and enhancing the historic environment) are particularly relevant to this application

2.2 Herefordshire Unitary Development Plan 2007:

- S2 - Development requirements
- H7 - Housing in the countryside outside settlements countryside outside settlements
- HBA8 - Locally important buildings
- DR1 - Design
- DR2 - Land use and activity
- DR3 - Movement
- LA2 - Landscape character
- NC1 - Biodiversity and development
- NC3 - Sites of national importance
- NC7 - Compensation for loss of biodiversity

- 2.3 The Unitary Development Plan policies together with any relevant supplementary planning documentation can be viewed on the Councils website by using the following link:-

<http://www.herefordshire.gov.uk/housing/planning/29815.aspp>

3. Planning History

- 3.1 None identified

4. Consultation Summary

Statutory Consultations

- 4.1 None applicable

Internal Council Advice

- 4.2 The Traffic Manager recommends conditions that will improve visibility and on-site parking
- 4.3 The Conservation Manager (Senior Ecologist) is satisfied, subject to a condition that appropriate habitat mitigation is provided on this site

5. Representations

- 5.1 Abbey Dore Parish Council's response is awaited
- 5.2 The consultation responses can be viewed on the Council's website by using the following link:-
www.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx

Internet access is available at the Council's Customer Service Centres:-

www.herefordshire.gov.uk/community_and_living/consumer_advice/41840.asp

6. Officer's Appraisal

- 6.1 The main issues are considered to relate to the principle of demolishing and replacing this modest cottage, the scale and design of the replacement dwelling, the means of access and biodiversity issues.
- 6.2 The initial policy test is to confirm that the existing dwelling has still got established use rights and if this is the case whether it is considered to be of local importance. It is clear from inspection that the existing dwelling benefits from established use rights and therefore this criterion in Policy H7 of Herefordshire Unitary development Plan satisfies. As regards the merits of retaining this modest dwelling , it is not considered that it is of sufficient architectural and historical interest to substantiate a case for its retention and as such Policy HBA8 of Herefordshire Unitary Development Plan is not relevant .
- 6.3 The proposed new dwelling is sited on the footprint of the existing dwelling and will involve a modest 700mm increase in ridge height such that it will not have a significantly increased presence within the landscape. The two storey rear projecting element will need to be cut into the bank and enables the additional accommodation to be provided with only a negligible impact in the wider landscape. The single storey addition on the southern gable end is proportionate in scale and massing with the main dwelling. The use of reclaimed slates will assist in settling the new dwelling into the hillside as will the use of a lime render. These are both materials that reflect the local vernacular and therefore I am satisfied that the scale, massing, design and use of materials accord with Policies DR1, H7, H13 and LA2 of the Herefordshire Unitary Development Plan and the provisions of the National Planning Policy Framework as it relates to the need for good design. The retention of mature trees and hedgerow and replacement hornbeam hedging on the roadside will also assist in integrating the new dwelling and detached garage into the site.
- 6.4 The existing access point can be improved upon by setting hedgerow back which will improve visibility particularly downhill in a south western direction. There is limited scope in the opposite direction due to the bend in the classified road and proximity to a hedgerow on adjoining property. Nevertheless. The speed of traffic, as the Traffic Manager confirms, establishes that with further improvements to visibility splays the access can be made safer without significant visual implications.. The Traffic Manager has also requested that there is sufficient room for three parking spaces within the site. These two matters are being addressed at the time of drafting this report and will form part of an update. The Traffic Manager has recommended conditions on the basis of securing the improved visibility and 3 on-site parking space.

- 6.5 The final issue relates to the presence of bats within the existing dwelling. The Ecologist is satisfied that the appraisal that accompanied this proposal addresses the interests of biodiversity in particular to the presence of bats and has accordingly recommended a condition be attached requiring the submission and agreement to a method statement. Therefore, this application addresses the interests of biodiversity as required by Policies NC1, NC3 and NC7 of Herefordshire Unitary Development Plan.

Conclusion

- 6.6 This proposed new dwelling will replace a building of limited architectural and historical interest with a dwelling of proportionate scale and massing that is of appropriate design and materials. Existing trees and hedgerows around the site together with specified new planting will assist in integrating this new building into the hillside. A new improved access will be needed for this 4 bedroom dwelling providing improved visibility and on-site parking. This can be achieved subject to conditions . There is a limited biodiversity interest identified and this can be addressed by the submission of a method statement before works start on site.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1. The development hereby permitted shall be begun before 8 August 2013.

Reason: To comply with the provisions of Section 91(1) (b) of the Town and Country Planning Act 1990 (as amended) and to reflect the decision of the Local Planning Authority on 4th March 2009 to suspend (effective from 1st April 2009) the requirements of the Authority's Planning Obligations' Supplementary Planning Document (February 2008) in relation to all employment developments falling within Classes B1, B2 and B8 of the Town and Country Planning Use Classes Order 1987 as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005, the employment element of any mixed use development and residential developments of five dwellings or less.

2. **B02 Development in accordance with approved plans and materials**
3. **F07 Domestic use only of garage**
4. **F14 Removal of permitted development rights**
5. **G11 Landscaping scheme - implementation**
6. **H03 Visibility splays**
7. **H05 Access gates**
8. **H06 Vehicular access construction**
9. **H09 Driveway gradient**
10. **H12 Parking and turning - single house**
11. **H13 Access, turning area and parking**
12. **K4 Nature Conservation - Implementation**

Reason for Approval

- 1. The new dwelling replaces a dwelling with established use rights and one not of significant architectural or historic interest. The new dwelling is proportionate in scale and massing to the existing dwelling and utilises sympathetic materials. A new access and on-site parking will improve highway safety and the interests of biodiversity have also been addressed. Therefore, the proposal accords with Policies H7, HBA8, DR1, DR2, DR3, NC1, NC3 and NC7 of Herefordshire Unitary Development Plan together with the NPPF.

INFORMATIVES:

- 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. HN28 Highways Design Guide and Specification

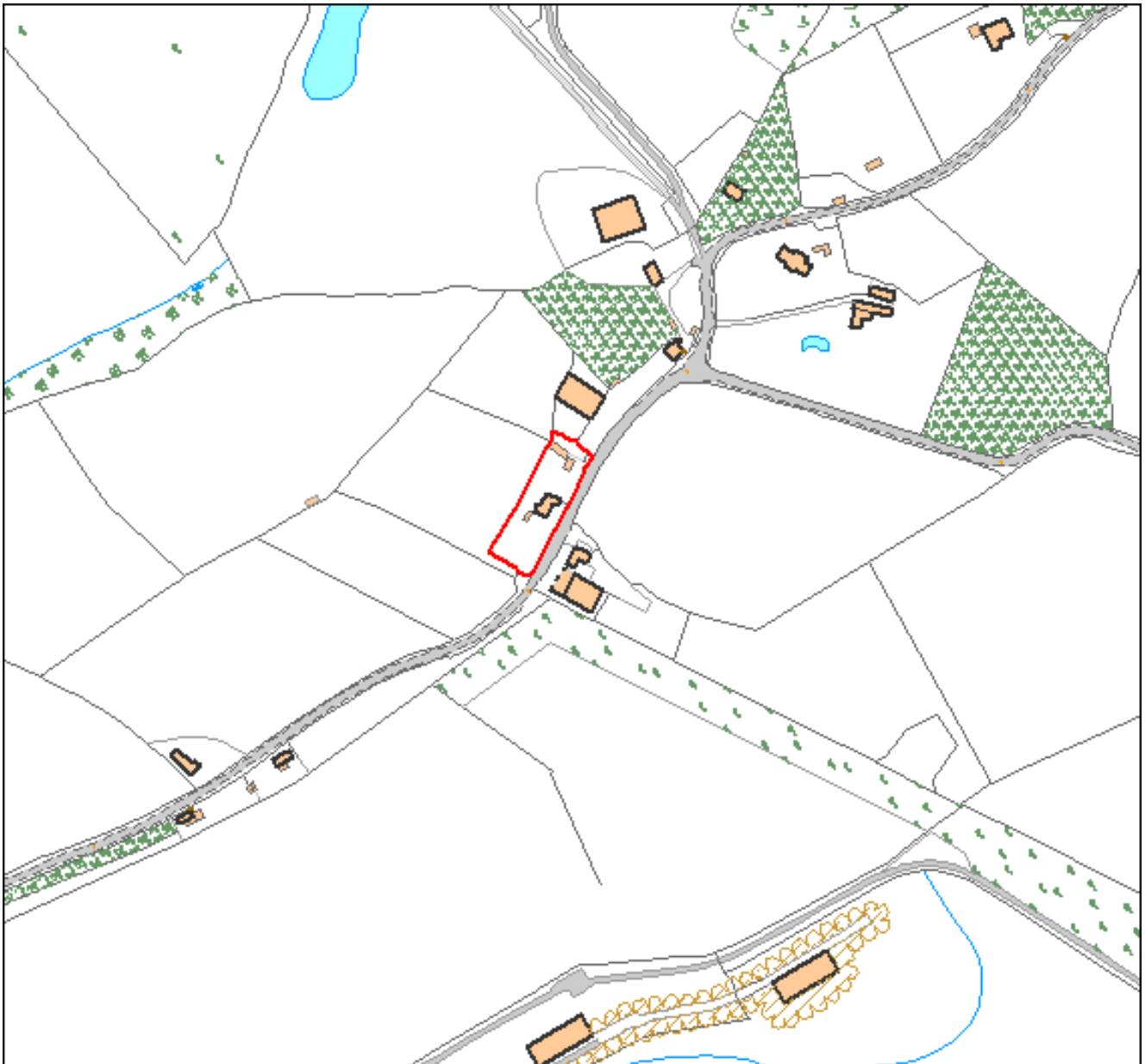
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: S/121627/F

SITE ADDRESS : IVY GREEN COTTAGE, ABBEYDORE, HEREFORD

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Further information on the subject of this report is available from Andrew Prior on 01432 261932