

**10 DCNW2005/1046/F - CONSTRUCTION OF TWO DWELLINGS TO REPLACE EXISTING BUNGALOWS. EDDE CROFT AND BARLEYCROFT, AT AULDEN, IVINGTON, LEOMINSTER, HEREFORDSHIRE, HR6 0JU**

**For: N C & O J Powell per Mr P L Everall, Little Treberon, Pencoyd, Herefordshire, HR2 8ND**

**Date Received:**  
**31st March 2005**

**Ward:**  
**Golden Cross with Weobley**

**Grid Ref:**  
**46159, 54504**

**Expiry Date:**  
**26th May 2005**

Local Member: Councillor J Goodwin

## **1. Site Description and Proposal**

- 1.1 The application site lies to the west side of the unclassified road that runs from the A4110 through Birley towards Aulden and Ivington. The site is relatively isolated with no neighbouring properties and consists to two 'woolaway' bungalows built in the early 1960's and which now have associated driveways, garages and outbuildings. The site has mature trees and hedgerows surrounding and is visible from the highway.
- 1.2 The proposal is for the demolition of the existing bungalows and their replacement with two, two storey dwellings occupying a similar, and only very marginally larger footprints than the existing bungalows. The footprint of the existing dwellings measures 11.5m x 6.5m with an eaves height of 2.7m and ridge height of 4.9m. The footprint of the proposed dwelling would be 11.5m x 7.7m (at widest point). The second floor of these proposed dwellings are within the roof space of the dwellings, using dormer style windows, a gable projection to the front elevation and velux windows. The eaves height of the dwelling would be 3.5m and ridge height of 7m. The existing accesses would be closed, a new shared access is proposed.

## **2. Policies**

### **2.1 Leominster District Local Plan**

Policy A2(D)(iii) – Settlement Hierarchy  
Policy A9 – Safeguarding the Rural Landscape  
Policy A24 – Scale and Character of Development

### **2.2 Herefordshire Unitary Development Plan (Deposit Draft)**

Policy DR1 – Design  
H13 – Sustainable Residential Design  
Policy H7 – Housing in the Countryside Outside Settlements

### 3. Planning History

10119 - Erection of two bungalows - Approved 12-9-1961

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 Environment Agency - no objections but offers advice relating to ensuring existing system satisfactory.

#### Internal Council Advice

- 4.2 Traffic Manager raises no objection to the application.

### 5. Representations

- 5.1 Leominster Town Council recommends approval.

- 5.2 Birley with Upper Hill Parish Council makes the following points:

“The Parish Council in principle has no objections to these properties being replaced as they are nearing the end of their expected life.

However, it is felt that these replacement dwellings should be more commensurate with those they are to replace, as they are in quite an open position and can be seen for miles around.

It appears that the floor area has doubled in size whereas we are led to believe guidelines suggested a 60% increase is more acceptable.

It is also felt that the ridge line of the new dwellings should be brought down to reflect a bungalow appearance which is what they are replacing.”

- 5.3 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 The main issues in the consideration of the development are:

- a) the principle of the development
- b) the size and scale of the development
- c) impact on the landscape
- d) highway safety
- e) drainage

- 6.2 Policy A2(D)(iii) of the Leominster District Local Plan and Policy A7 of the Herefordshire Unitary Development Plan (Revised Deposit Draft) make allowance for the erection of new dwellings in the open countryside if they are a replacement of an existing dwelling, which retains its residential use rights, and if the replacement dwelling is comparable size. As such the principle of replacing these dwelling is accepted subject to the size and design.

- 6.3 The design and scale of the dwelling is of particular importance in assessing the acceptability of the replacement in accordance with the policies of the Leominster District Local Plan. The footprint of the proposed dwelling is only marginally larger, due to the gable to the front of the building and this is deemed acceptable in relation to this policy. In terms of height and scale, it is clearly evident that this two storey dwelling will have a different scale than the existing property. However, the use of the roof space for the first floor accommodation has minimised the scale and overall impact of the dwellings and within the context of the site would not appear out of scale or character with the surroundings. As such it is considered that in this instance the increase in height would be acceptable. Conditioning the removal of Permitted Development Rights to ensure no further increases without planning permission is also recommended.
- 6.4 The impact of the proposed buildings on the landscape quality of the area, having regards to the increase in height and bulk should also be considered. The dwellings will clearly be seen in the context of mature trees, hedgerows and existing buildings. Whilst these dwellings would have some impact the overall effect would not be significantly detrimental to the surrounding landscape and character. A reason for refusal on grounds of landscape impact is not considered appropriate and as such the development is thought to accord with Policy A9 of the Leominster District Local Plan. A condition requiring the protection of existing landscape and provision of additional landscaping to ensure that the development is softened through the use of trees and hedgerows is recommended.
- 6.5 There are no highway objections to the use of a shared drive as shown on the submitted plans. Drainage arrangements are for the use of the existing septic tank. Building Control would ensure that the capacity is sufficient and there are no objections from the Environment Agency to continuing this existing arrangement.
- 6.6 On balance therefore it is considered that the proposal, while more visually imposing than the original, is ultimately acceptable subject to appropriate conditioning.

## RECOMMENDATION

**That, subject to the comments of the Water Authority, 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 - 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 - B01 (Samples of external materials )**

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

- 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 - G09 (Retention of trees/hedgerows )**

**Reason: To safeguard the amenity of the area.**

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

**Reason: To safeguard the character and amenities of the locality.**

**Notes to the Applicant:**

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.