

11 DCCE2005/1687/F - REPLACEMENT DWELLING. THE FREELANDS, MITCHMORE, HOLME LACY, HEREFORDSHIRE, HR2 6LJ**For: Mr. R.N. Walker, Ashfield House, Dilwyn, Hereford, HR4 8OG****Date Received: 23rd May, 2005****Ward: Hollington****Grid Ref: 54056, 35668****Expiry Date: 18th July, 2005**

Local Member: Councillor W.J.S. Thomas

1. Site Description and Proposal

- 1.1 The site is located on the western side on an unmade track off Holme Lacy Road, approximately a quarter of a mile west of Holme Lacy. To the north is a bungalow, which has been significantly extended, and to the south is a semi-detached cottage. There are a number of other both new and older properties in the locality. Presently occupying the site is a three bedroom bungalow measuring 14 metres in length by 6.8 metres in width and constructed from rendered block walls under a concrete tile pitched roof. The group of properties is largely surrounded by agricultural land which is designated as an Area of Great Landscape Value and the site falls within open countryside for the purposes of planning policy.
- 1.2 The applicants propose the demolition of the existing bungalow and its replacement with a five bedroom two storey dwelling and a detached two-bay garage along with the change of use of agricultural land north west of the site to create a larger garden. The dwelling and garage are proposed to be constructed from brick under a slate roof with timber windows and doors. The application has been brought to committee at the local members request.

2. Policies**2.1 South Herefordshire District Local Plan:**

- GD1 - General Development Criteria
- C1 - Development within the Open Countryside
- C8 - Development within AGLV
- SH14 - Siting and Design of Buildings
- SH21 - Replacement Dwellings

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

- S2 - Development Requirements
- DR1 - Design
- H7 - Housing in the Countryside Outside Settlements
- LA2 - Landscape Character in Areas Least Resilient to Change

3. Planning History

- 3.1 CE2005/0615/F - Replacement dwelling with detached garage and change of use of rear paddock to garden. Refused 14th April, 2005.

Refusal Reasons:

1. The proposal is contrary to Policy SH21 of the South Herefordshire District Local Plan, and Policy H7 of the Revised Deposit Draft Herefordshire Unitary Development Plan as the size and scale of the dwelling is not comparable with the existing bungalow.
2. The dwelling in terms of its volume, mass, height, design and siting is not in keeping with the character of the area and fails to safeguard the amenity of adjoining neighbours. As such the proposal is contrary to Policy GD1, C1, C8 and SH14 of the South Herefordshire District Local Plan and Policy DR1 of the Revised Deposit Draft Herefordshire Unitary Development Plan.

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency: Comments awaited.

Internal Council Advice

- 4.2 Traffic Manger: No objection.
- 4.3 Minerals & Waste Officer: No comment.

5. Representations

- 5.1 Holme Lacy Parish Council: Comments awaited.
- 5.2 Two letters of objection have been received thus far from Professor A.D. Valentine, Wood Meadows, Holme Lacy and Vanessa Cluett and Ray Blackshaw of Jade House, Holme Lacy. The main points raised are:
- The proposal is for an executive, estate style, massive five bedroom house with double garage which is totally out of keeping with the country location and far too large for the plot available;
 - The side wall and chimney stack of the proposed property is less than 3 metres from the boundary and 8.5 metres from the adjoining property and would block daylight and sunlight severely affecting our privacy;
 - The development is purely for financial gain;
 - It is only a matter of time before an application for a further property in the enlarged garden in the form of backland development is applied for;
 - A bungalow or chalet bungalow would be far more appropriate for the site and not affect our privacy, quality of life or property so drastically.
- 5.3 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 site falls within the open countryside. Policy SH21 of the South Herefordshire District Local Plan permits replacement dwellings in the open countryside providing five criteria are met. These are:
1. Existing building is clearly recognisable as a permanent dwelling and has not been used for any other purpose since last occupied;
 2. The existing building is not of architectural or historic interest which it is desirable to retain;
 3. The replacement is of a size and scale similar to that of the original dwelling and is on the same site;
 4. The replacement has safe vehicular access and has no adverse effect on passing traffic;
 5. The replacement fulfils the criteria of GD1.
- 6.2 The existing bungalow is still being occupied residentially but is of no architectural or historic merit. As such criteria 1 and 2 of the relevant policy are satisfied. With regard to criteria 3, the most accurate method of assessing whether the replacement property is of a similar or comparable size to the existing is by undertaking a cubic volume comparison. The cubic volume of the existing bungalow is around 340 cubic metres (measured externally). The cubic volume of the proposed dwelling is 770 cubic metres (measured externally). This equates to a 128% increase in size from the existing to proposed. It is not considered that such a significant size increase could be regarded as a replacement of a size and scale similar to the original property as required by criteria 3 of Policy SH21. Whilst the applicant has reduced the size of the property from that which was refused on the 14th April 2005, the scale and mass of the replacement dwelling is still too large to comply with Policy SH21.
- 6.3 Objectors have also expressed concerns regarding the design of the dwelling in that it has an 'executive' appearance which is not appropriate for this rural location. The appearance of the dwelling is a concern but the alterations to the design undertaken by the applicants following the previous refusal along with the use of high quality natural materials should assist in softening the impact of the development in design terms. The siting of the dwelling has also been amended to follow the existing pattern of development in the locality. The revised siting also has the benefit of reducing the impact of the proposed property on the nearest neighbour immediately south of the site. However, the scale of the proposal is such that the proposed dwelling will still have an impact on the amenity presently enjoyed by this property.
- 6.4 There are no objections to the garage or to the change of use of part of the paddock north west of the site to enlarge the garden as this will follow the existing garden boundaries of adjoining properties and will have minimal impact on the Area of Great Landscape Value. The fears of objectors concerning additional residential development within the site are not founded, as there is a policy presumption against any new residential development in open countryside locations such as this.
- 6.5 Whilst a larger property than the existing bungalow could be supported and the applicants have reduced the size of the proposed dwelling a little, its volume, mass and height are still not considered to be in keeping with the character of the area and particularly with the requirements of Policy SH21 of the South Herefordshire District Local Plan concerning replacement dwellings.

RECOMMENDATION

That planning permission be refused for the following reason:

1. The proposal is contrary to Policy GD1 and SH21 of the South Herefordshire District Local Plan and Policy H7 of the Revised Deposit Draft Herefordshire Unitary Development Plan as the size and scale of the dwelling is not similar or comparable to the existing bungalow.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.