

7 DCSE2004/3555/F - REPLACEMENT TWO STOREY DWELLING AT LITTLE CANWOOD, CHECKLEY, HEREFORDSHIRE, HR1 4NF**For: C.E. Boulton-Brooks per Hook Mason, 11 Castle Street, Hereford HR1 2NL****Date Received: 4th October, 2004 Ward: Old Gore Grid Ref: 61097, 36997****Expiry Date: 29th November, 2004**

Local Member: Councillor J W Edwards

1. Site Description and Proposal

1.1 The application site is about one mile to the north of Woolhope, being on the west side of the unclassified road which connects Woolhope with Checkley. It is square in shape with a timber bungalow and outbuildings. The site merges into other land within the applicant's ownership which includes a further cottage, a mobile home, other outbuildings and agricultural buildings together with an area of agricultural land.

1.2 It is proposed to demolish the timber bungalow and erect a two-storey cottage-style dwelling. The new dwelling would be sited immediately to the south of the existing bungalow. It would be in the shape of a 'T' with the upper section somewhat higher at ridge level than the lower section. The upper floor would be contained within the roof slope and lit by dormer-type window plus windows in the gabled ends of the upper section. In addition an open porch with bathroom above would fit into the northern angle of the 'T' and a single storey utility room and porch would be added to the end of the lower section. The house would be a stone construction with a small plain tiled roof.

1.3 This is a revised proposal following refusal of an earlier application for a full 2-storey house (SE2004/1005/F). The reasons for refusal were as follows:

"1. The proposed replacement dwelling would not be comparable in size with the existing. Therefore the proposal is contrary to Policies H.20(e) of the Hereford and Worcester County Structure Plan and Housing Policy 4(e) of the Malvern Hills District Local Plan.

2. By virtue of its scale, mass and design the proposed replacement dwelling would be prominent and harmful to the landscape, which is a designated Area of Outstanding Natural Beauty and Area of Great Landscape Value. As such the proposal is contrary to Policies CTC.1, CTC.2 and CTC.9 of the Hereford and Worcester County Structure Plan and Landscape Policies 2 and 3 of the Malvern Hills District Local Plan."

The appeal against this decision has now been dismissed (see Appendix for copy of the decision notice).

1.4 The application as submitted also proposed a new access about 40 m to the south of the existing access, with the closure of the existing access and enlargement of the curtilage.

2. Policies**2.1 Planning Policy Guidance**

- PPS1 - Delivering Sustainable Development
- PPS7 - Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan

- Policy H20 - Housing in Rural Areas
- Policy CTC1 - Area of Outstanding Natural Beauty
- Policy CTC2 - Area of Great Landscape Value
- Policy CTC9 - Development Criteria

2.3 Malvern Hills District Local Plan

- Housing Policy 4 - Primary Residential Areas
- Landscape Policy 2 - Areas of Outstanding Natural Beauty
- Landscape Policy 3 - Development in Areas of Great Landscape Value

2.4 Herefordshire UDP (Deposit Draft)

- Policy H7 - Housing in the Countryside Outside Settlements

3. Planning History

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|-----|---------------|---|---|---|
| 3.1 | O/15729 | Erection of bungalow, stables and calf rearing pens and barn. | - | Approved
13.10.1963 |
| | 16550 | Erection of bungalow and double garage. | - | Approved
17.2.1964 |
| | MH576/80 | Continued use of mobile home for agricultural worker. | - | Approved
21.4.1980 |
| | MH308/83 | Continued use of mobile home. | - | Approved
11.4.1983 |
| | MH2165/86 | Existing mobile home as before. | - | Approved
17.11.1986 |
| | MH92/0253 | Mobile Home. | - | Approved
24.4.1992 |
| | NE2003/0726/F | Proposed demolition and replacement of bungalow. | - | Withdrawn
7.5.2003 |
| | NE1003/0727/F | Change of use, alterations and extension of former cottage to form 2 holiday units | - | Approved
23.6.2004 |
| | SE2004/1005/F | Replacement two storey dwelling with new vehicular access | - | Refused
14.5.04
Dismissed
on appeal
28.6.05 |
| | SE2004/1013 | Alterations and extension to cottage to provide single holiday unit. (Variation of consent NE2003/0727/F approved 23.6.03.) | - | Approved
14.5.2004 |

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Traffic Manager recommends that conditions be imposed regarding the new access arrangements.

5. Representations

- 5.1 Parish Council object to a two-storey dwelling. They consider a bungalow built on the site of the existing bungalow would be less impacting and more in keeping with the area and adjoining property.

The full text of these letters can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The bungalow has a footprint of about 190 m², with a wide span of about 8.8 m and a shallow roof pitch. This modern structure was erected in the 1960's but is not an attractive building. The proposed 'cottage' style dwelling would have a smaller footprint and would be narrower (about 5.6 m compared to the bungalow's 8.8 m). The steeper roof pitch would result in a higher ridge (about 5.8 m and 6.5 m for the two sections compared to about 5 m for the bungalow). The cubic capacity of the proposed house would be less than that of the dwelling it would replace, but having two floors the total floor area would be greater.
- 6.2 Development Plan policies (H20(e) and HP4(c)) of the County Structure Plan and Local Plan respectively) require that replacement dwellings be comparable in size with the building being replaced. In this case the new dwelling is smaller in footprint and mass, although it has a greater floor area (about 25%) and is taller. The policies are concerned, it is considered, to protect the visual amenity of the countryside from unnecessary building. The most important factors are therefore the external dimensions and visual impact of the building rather than internal floorspace and accommodation. This also seems to be the Inspector's view. She noted that the Council considered that a 2-storey dwelling would be acceptable and agreed that this dwelling should be larger and more imposing than the adjacent cottage which had an eaves height of 3.8 m and a ridge height of 5.5 m. However she did not accept that the new dwelling needed to be as high as the appeal proposal. The current proposal would be about 1 m lower at eaves and at ridge than the appeal house and in comparison with the adjacent cottage lower at eaves level but slightly higher at ridge for the lower section, and about 0.8 m higher for the taller section. It is concluded therefore that although somewhat higher this proposed dwelling with its smaller overall massing would be comparable in size with that it is intended to replace. The current scheme compares favourably in both size and visual impact with the appeal proposal.
- 6.3 There is an attractive hedgerow along the highway but it was planted well back from the carriageway. A new access would therefore require only the minimum loss of

hedgerow. Although closer to the corner than ideal it would have significantly better visibility than the existing access. The extension of curtilage to the south of the house would enclose part of the adjoining field and it is not considered that this would harm significantly the rural character of the area.

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. AO9 (Amended Plans)

Reason: To ensure the development is carried out in accordance with the amended plans.

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. E16 (Removal of permitted development rights)

Reason: To protect the visual amenities of the countryside.

7. The dwelling hereby approved shall not be occupied until the existing bungalow, attached garage and mobile home have been demolished and the materials permanently removed from the land.

Reason: To comply with the Council's rural housing policies and to protect the visual amenities of the area.

8. H06 (Vehicular Access Construction)

Reason: In the interests of Highway Safety.

9. H08 (Access Closure)

10. H12 (Parking and Turning – Single House)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Informative:

1. N15 - Reason(s) for the Grant of Planning Permission.

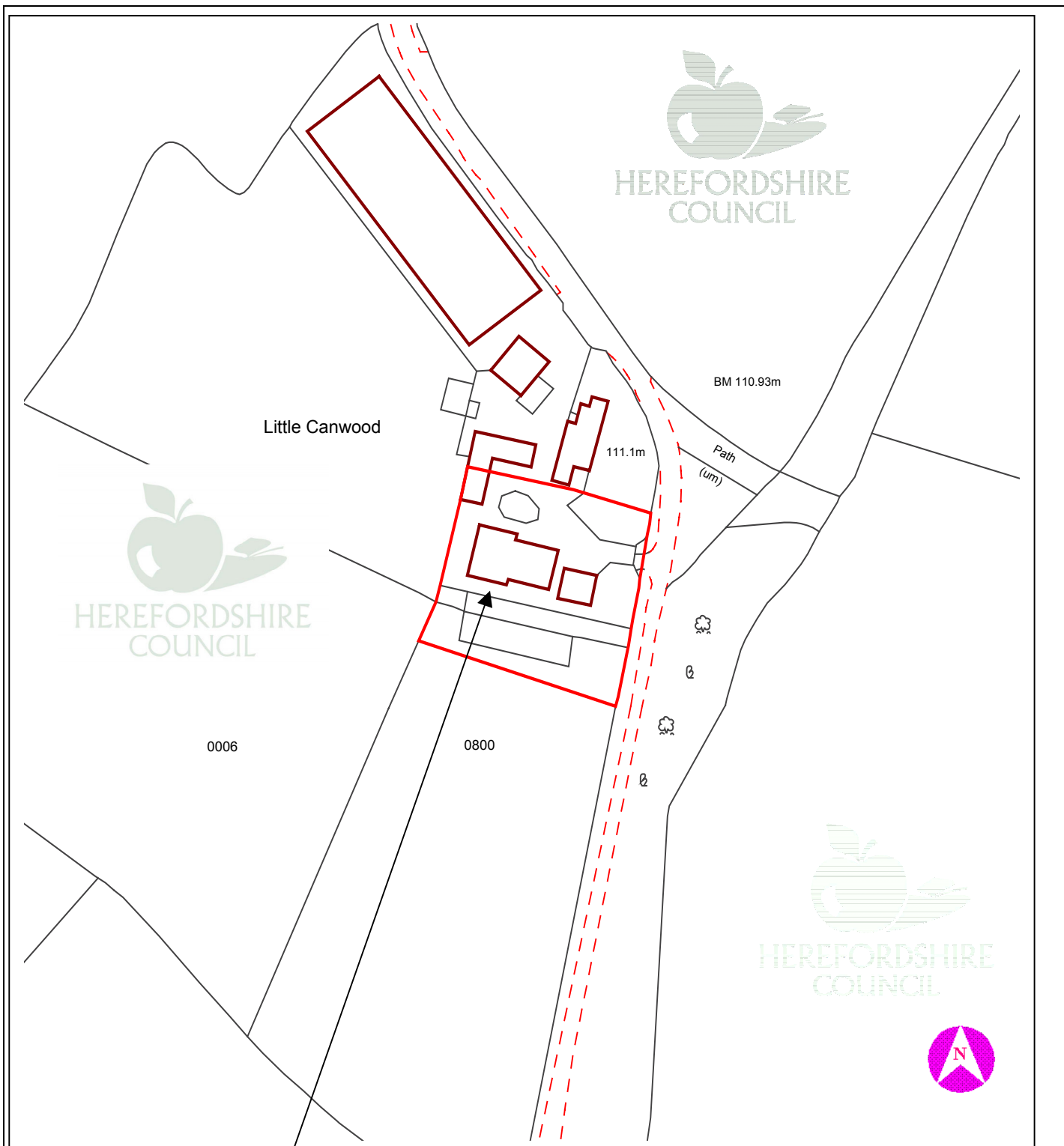
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2004/3555/F

SCALE : 1 : 1250

SITE ADDRESS : Little Canwood, Checkley, Hereford, Herefordshire, HR1 4NF

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