

## **9 DCSE2004/2864/F - REPLACEMENT DWELLING, WHITE HOUSE, LLANCLOUDY, HEREFORDSHIRE, HR2 8QP**

**For: Mr. & Mrs. R. Lovering per Mr. M. Keyse, Sawpits, Great Doward, Symonds Yat, Ross on Wye, HR9 6BP**

**Date Received: 6th September, 2004      Ward: Llangarron      Grid Ref: 49577, 19924**

**Expiry Date: 1st November, 2004**

Local Member:      Councillor Mrs. J.A. Hyde

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

- 1.1 The application site comprises a stone cottage, outbuildings and a long but narrow garden area extending along the western side of the A466 about 1km to the south of Llancloudy. The house is situated close to the southern apex of the site and is close to the highway.
- 1.2 It is proposed to demolish the White House and erect a replacement dwelling. The latter would be sited about 30m to the north of the existing dwelling and close to the western boundary of the site. The house would be rectangular in footprint with a gabled slate roof and rendered externally. It would be about 13m wide x 6.6m deep x 6.5m to ridge with a 35 degree pitch roof. This has been reduced in depth by about 1.3m compared to the original submission but increased in length by 1.5m. The site rises to the west and the new house would be cut into the bank at the rear.
- 1.3 It is also proposed to demolish a group of buildings near the house and cease the lawful commercial use.

### **2. Policies**

#### **2.1 Planning Policy Guidance**

PPS.7                      -              Sustainable Development in Rural Areas

#### **2.2 Hereford and Worcester County Structure Plan**

Policy H.16A            -              Development Criteria  
Policy H.20             -              Housing in Rural Areas

#### **2.3 South Herefordshire District Local Plan**

Policy C.1              -              Development within Open Countryside  
Policy SH.11           -              Housing in the Countryside  
Policy SH.21           -              Replacement Dwellings  
Policy GD.1            -              General Development Criteria  
Policy T.3              -              Highway Safety Requirements

#### **2.4 Unitary Development Plan (Revised Deposit Draft)**

Policy H.7              -              Housing in the Countryside outside Settlements  
Policy HBA.8          -              Locally Important Buildings

**3. Planning History**

- 3.1 SE1999/2342/F Change of use for parking of small lorry - Deemed Withdrawn 03.07.01
- SE2000/1289/U The use of land for the parking and storage of plant and machinery and the parking of one lorry and use of workshop for maintenance - Certificate of Lawful Use or Development 26.06.00
- SE2002/1958/S Building for general storage of machinery and fodder - Planning Permission Required 07.08.02

**4. Consultation Summary**Statutory Consultations

- 4.1 Environment Agency have no objection.

Internal Council Advice

- 4.2 Traffic Manager notes that the proposed access is to the north onto the private road to Hill Farm which is a great improvement on the access to the south directly onto the A466 road. Conditions are recommended.

**5. Representations**

- 5.1 The applicant's agent makes the following submission:

I enclose an amended sketch which I have discussed with my client. The sketch plan is 1m narrower and 1.5m longer.

I have re-checked my calculations for volumes, working from floor levels and ignoring chimney stacks above roof level; and the volumes are:

Existing: Kitchen/Bathroom area		
11.81 x 3.12 x 3.25	=	119.7
End Stack		
2.71 x .58 x 5.1	=	8.0
Main House		
11.59 x 4.53 x 5.3	=	278.3
Porch		
2.43 x 1.1 x 2.4	=	6.4
Sitting Room		
2.65 x 4.36 x 2.8	=	32.4
		444.8 say 445m <sup>3</sup>
New Volume (see sketch)	=	533m <sup>3</sup>
Increase % = $\frac{88}{445}$	=	19.8%

In addition, the applicant's agent states the following:

"It is proposed to position the new house about 30m away from the site of the existing house. The new site has the following advantages:

1. The proposed site is lower down the hill side
2. The proposed site is sheltered by a screen consisting of a tall hedge with ash, cherry, walnut and other trees.
3. The front of the existing house is very close to, and visible from, the A466. The new position will reduce traffic noise, allow front garden space and it will not be readily visible from the road.

The proposed house is simple in design, utilising traditional materials and is considered to be in keeping with other properties of the area."

5.2 Llangarron Parish Council objects to the planning application because we have reservations about the proposed location of the new property and there is no explanation as to why it is being built on a new site.

5.3 Welsh Newton Parish Council (adjoining) have no objections to the proposal.

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 erection of a replacement dwelling is in principle one of the exceptions to the Council's policy of resisting further residential development in the open countryside. Policy SH.21 sets out a number of criteria to be met, as follows:

- (i) the existing building is clearly recognisable as a permanent dwelling and has not been used for any other purpose since last occupied;
- (ii) the existing building is not of architectural or historic interest which it is desirable to retain;
- (iii) the replacement is of a size and scale similar to that of the original dwelling and is on the same site;
- (iv) the replacement has safe vehicular access and has no adverse effect on passing traffic;
- (v) the replacement fulfils the criteria of GD.1."

6.2 The existing house is not considered to be of particular historic or architectural interest and there are not considered to be good grounds to resist demolition and replacement in this case. In volume, the new house is larger by about 20%. The existing house appears not to have been extended in recent years and a 20% increase would normally be acceptable. If planning permission is granted for a new house this can be subject to a condition removing permitted development rights for further extension. In these circumstances it is considered that the proposal meets the criterion relating to size.

- 6.3 The house would not be on the same site. Nevertheless the reasons given by the applicant (see paragraph 5.1 above) are understandable. As noted the new site would be on lower ground with its floor level about 3m lower, set back from the highway and with existing planting to the rear. There is less planting than that around the existing house but nevertheless the proposed house would not be significantly more prominent in the landscape. In time a landscaping scheme required by a planning condition could help to reduce further the visual impact of the new house.
- 6.4 The design and materials proposed are considered to be acceptable. The revised scheme is not as deep as originally submitted and although this is still greater than the existing it is considered that in style and scale the new house is not dramatically different.

## **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. F48 (Details of slab levels )**

**Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.**

**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: In order to protect the visual amenities of the area.**

**7. 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.**

**8. Prior to the occupation of the development hereby approved the driveway shall be consolidated, surfaced and drained in accordance with details to be submitted to and approved in writing by the local planning authority.**

**Reason: In order to ensure that a suitable access is provided.**

- 9. Within two months of completion of the dwelling hereby approved the existing dwelling and all commercial building within the area outlined in red on the plan attached to this permission shall be demolished and all materials reoved from the land.

Reason: It would be contrary to the Council's policies to allow two dwellings in this rural location.

**Informative(s):**

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

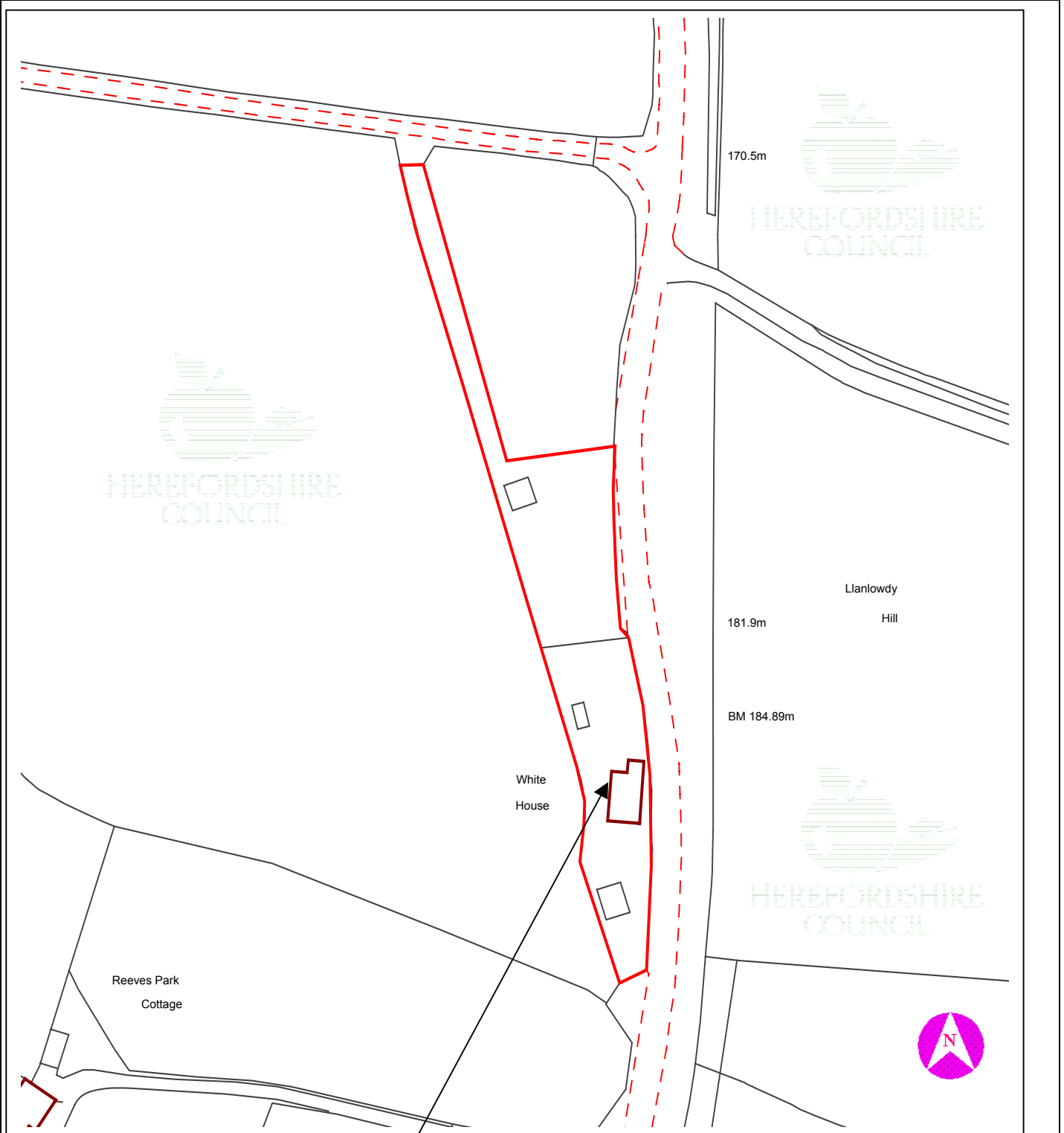
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSE2004/2864/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** White House, Llancloudy, Hereford, Herefordshire, HR2 8QP

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