

12 DCNE2005/2060/F - DEMOLITION OF EXISTING DWELLING AND ERECTION OF NEW DWELLING WITH DETACHED GARAGE BLOCK AND REPOSITIONED ACCESS AT YEW TREES, MATHON ROAD, COLWALL, MALVERN, WORCESTERSHIRE, WR13 6EW
For: Winslow Construction Ltd per Linton Design Group, 27 High Street, Bromyard, Herefordshire, HR7 4AA

Date Received:
22nd June 2005

Ward: Hope End

Grid Ref:
75535, 44050

Expiry Date:
17th August 2005

Local Member: Councillor R Stockton

1. Site Description and Proposal

- 1.1 The application seeks permission for the erection of a dwelling and detached double garage in replacement of the existing dwelling at Yew Trees, Mathon Road outside Colwall. The site falls within open countryside to the southern edge of the C1162. The wider area is designated as both an AONB and AGLV in recognition of the intrinsic landscape quality.
- 1.2 At present buildings on site comprise the existing cottage, with attached single-storey outbuildings and detached Compton style garage. It would appear that the existing habitable accommodation is relatively modest comprising a small kitchen, dining room, bathroom and sitting room downstairs with 2.no bedrooms over. Further room at first floor is limited to box-rooms. Stone built outbuildings (of limited architectural interest) are linked by what is best described as a fully enclosed single-storey UPVc porch. The building is located adjacent to the roadside.
- 1.3 The proposal is for the demolition of the dwelling and existing sheds, and replacement with a new dwelling and detached double garage. It is proposed that the dwelling be located further into the site to enable the retention of the eponymous Yew trees. The revised siting requires the extension of the domestic curtilage, whilst a new vehicular access is also proposed.
- 1.4 The plans currently under consideration currently are an amendment to the original submission, which was considered unacceptable owing to issues of both scale and design. Local Plan policy Housing 4 requires that replacement dwellings are comparable in size with the dwelling to be replaced.

2. Policies

2.1 Malvern Hills District Local Plan

Housing Policy 4 – Development in the Countryside

Landscape Policy 2 – Areas of Outstanding Natural Beauty

Landscape Policy 3 – Development in Areas of Great Landscape Value

2.2 Hereford and Worcester County Structure Plan

CTC1 – Development in Areas of Outstanding Natural Beauty
CTC2 – Development in Areas of Great Landscape Value
CTC9 – Development Criteria
H16 – Housing in Rural Areas
H20 – Residential Development in Open Countryside

2.3 Herefordshire Unitary Development Plan

DR1 – Design
H7 – Housing in the Countryside Outside Settlements

3. Planning History

3.1 None relevant to this application.

4. Consultation Summary

Statutory Consultations

4.1 None required

Internal Council Consultations

4.2 Transportation Manager - Recommends that conditions in respect of the proposed new vehicular access

5. Representations

5.1 The comments of Mathon Parish Council are reported below in full:

The proposed size of the replacement house is too big - 4 bedrooms replacing 2 bedrooms of the existing building.

The new build is not on the footprint of the existing building.

It does not fit within the existing curtilage.

Mathon Parish Council feels that a small country cottage, which adds to the varied character of the village, should not be replaced by a large executive style house. This house style threatens the character of the rural village of Mathon.

5.2 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. Officer's Appraisal

6.1 The proposal seeks permission for the removal of the existing dwelling and outbuildings and replacement with a new dwelling and detached double garage. It is considered that the key issues in the determination of this application are consideration of the size of the replacement in relation to the existing, the design and character of the replacement having regard to the character of the area, the suitability of the revised location and the acceptability of the extension to the domestic curtilage.

Size and Scale

6.2 The existing dwelling is a modest two bedroomed cottage set towards the front of the site. It has a floor area of approximately 90 square metres with outbuildings adding a further 16 square metres. The proposed new house would be a four bedroomed house and, in terms of floor area, half as large again at approximately 150 square metres. It would, however, be set further back within the plot. The policy which requires replacement dwellings to be “comparable in size and scale” (Unitary Deposit Plan policy H.7) is driven by the desire “to protect the landscape and the wider environment” (UDP paragraph 5.4.72). In this case the impact of the new dwelling on the landscape of the locality is very limited for the following reasons:

- the ridge height of the new dwelling is only 750 mm higher than the existing dwelling
- the new dwelling is proposed to be sited further back into the plot
- the existing trees plus any new landscaping will minimise the visual impact of the new dwelling.

Consequently, despite the significant increase in size by comparison with the original dwelling I consider that the purpose of the policy is achieved by the current proposal.

6.3 The impact of the development on the landscape can be mitigated further by imposing conditions regarding finished floor levels and restricting permitted development.

Design and Character

6.4 Local Plan policy H4 makes no specific requirement that replacement should replicate the style of the existing dwelling. In any event, in this case, the existing cottage has little architectural merit.

6.5 The proposed replacement dwelling has cottage style traits, such as the eaves height dormer windows and as such is an improvement upon the originally submitted scheme. The dwelling is presented end on to the road and the existing mature Yew trees, which are to be retained, will partially screen the development from public vantage points.

6.6 The submitted plans indicate that the dwelling would be constructed of brick under a plain tile roof, although a condition would be imposed requiring submission of sample materials should members be minded to approve the application. Overall, the design and character of the proposed replacement dwelling do not present substantive grounds for objection provided that appropriate materials are used.

Location within the plot

6.7 The location further from the road enables the retention of the Yew trees, which benefits the proposal. It is very likely that any extension or other redevelopment of the existing property would require the loss of some, if not all of these trees. The Local Plan policy does not require that the replacement should occupy the same footprint as the existing dwelling. In this case the revised location is arguably an improvement.

New vehicular access

- 6.8 The existing vehicular access is located at the western edge of the road frontage. This is an undesirable location, and would be prejudicial to the wider interests of highway safety if it were brought back into use. The transportation officer considers the relocation of the access to the eastern edge of the frontage an improvement to highway safety subject to the imposition of conditions on any approval.

Extension to domestic curtilage

- 6.9 The proposed extension of the curtilage refers to a strip of land to the south of application site. The extension is necessary to permit the siting of the dwelling in the location proposed. Landscape Policy 5 of the Local Plan permits conversion of agricultural land to domestic curtilage where it would not detract from the landscape character of the area, or otherwise adversely affect the viability of an agricultural holding. In this instance the land is not in agricultural production and is not readily visible in the wider landscape. The conversion of this land does not, therefore, have a significant adverse impact on the landscape.

It is recommended that planning permission be granted subject to the imposition of the conditions outlined below.

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 are appropriate in this Area of Outstanding Natural Beauty harmonise with the surroundings.

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

Reason: In the interest of preserving landscape quality of this Area of Outstanding Natural Beauty.

- 4 - F18 (Scheme of foul drainage disposal)**

Reason: In order to ensure that satisfactory drainage arrangements are provided.

- 5 - 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.

- 6 - G04 (Landscaping scheme (general))**

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

- 7 - G06 (Scope of landscaping scheme)**

Reason: In order that the local planning authority may be satisfied that the deposited scheme will meet their requirements.

- 8 - H01 (Single access - not footway) (5 metres)

Reason: In the interests of highway safety.

- 9 - H03 (Visibility splays) (2metres x 33metres)

Reason: In the interests of highway safety.

- 10 - H05 (Access gates) (5 metres)

Reason: In the interests of highway safety.

- 11 - H08 (Access closure) (vehicular)

Reason: To ensure the safe and free flow of traffic using the adjoining County highway.

- 12 - H13 (Access, turning area and parking)

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

- 13- Prior to the first occupation of the dwelling hereby approved, the existing dwelling shall be permanently removed from the site.

Reason: The proposal is only acceptable as a replacement dwelling. The establishment of a second dwelling on site would be contrary to adopted Local Plan policy.

Informatives:

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC
- 2 - HN01 - Mud on highway
- 3 - HN05 - Works within the highway

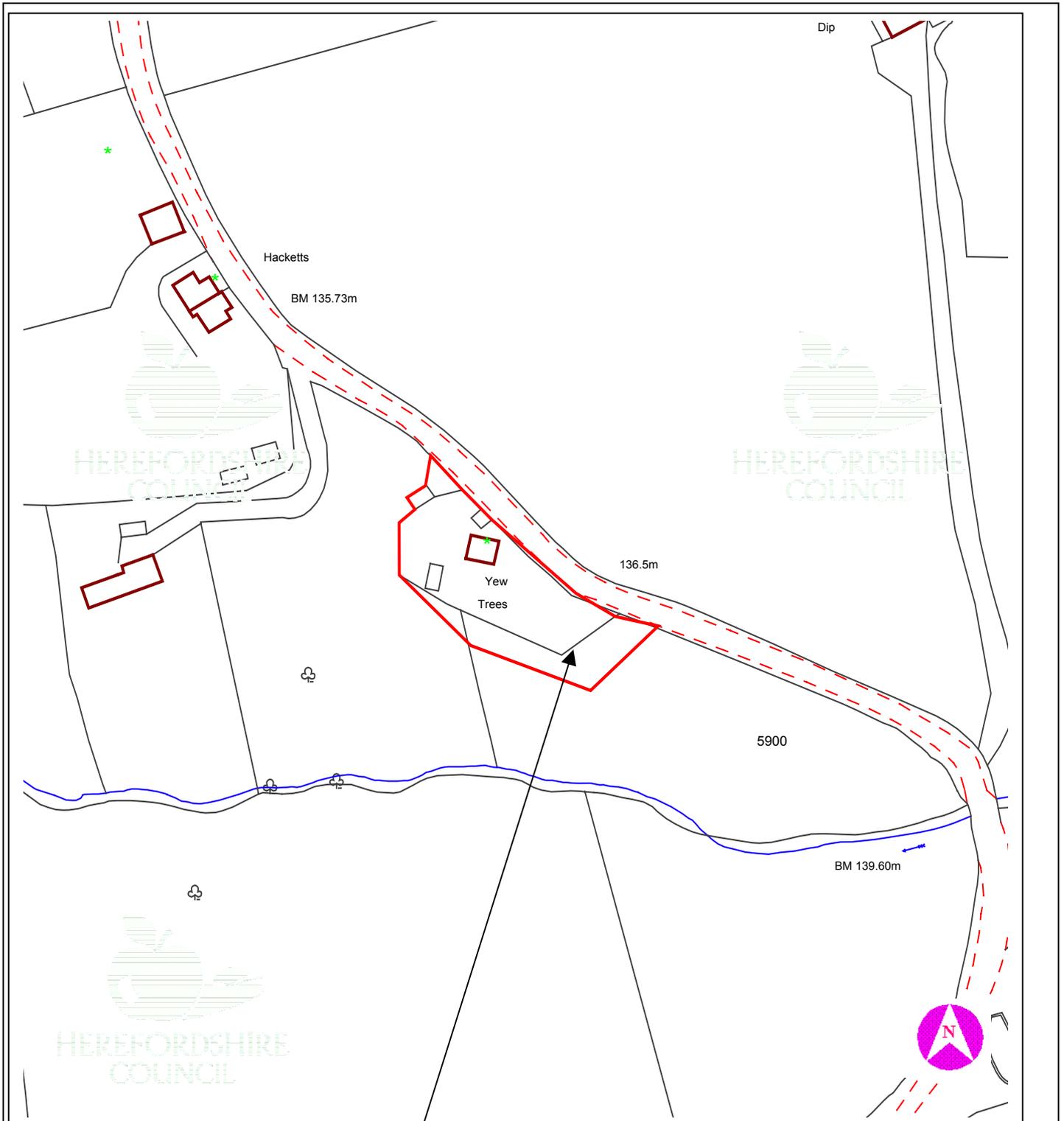
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNE2005/2060/F

SCALE : 1 : 1250

SITE ADDRESS : Yew Trees, Mathon Road, Colwall, Malvern, Herefordshire, WR13 6EW

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