

14 DCNC2005/2362/F - DEMOLITION OF EXISTING DWELLING AND ERECTION OF NEW DWELLING GLENDALE, LITTLE TEDNEY, WHITBOURNE, WORCESTER, HEREFORDSHIRE, WR6 5RX**For: Mr & Mrs Poultney per Mr Coombes Ivan
Coombes Associates Vine Lodge Salop Street
Bridgnorth Shropshire WV16 5BH****Date Received:****15th July 2005****Expiry Date:****9th September 2005**

Local Member: Councillor T Hunt

Ward:**Bringsty****Grid Ref:****72126, 58181****DT/CR****1. Site Description and Proposal**

- 1.1 Glendale an unprepossessing 1950's bungalow with flat roofed dormer windows to the front elevation and lean-to glass house extension on the western elevation is located on the west side of the narrow unclassified 65027 road that leads to Tedney House. The site is located in open countryside designated as being of great landscape value. The roadside and western boundaries of the site are defined by 2 metre high leylandii hedges. Ford Cottage is to the southwest.
- 1.2 This application proposes a replacement dormer style dwelling that will accommodate lounge, entrance hall, kitchen/dining room, study and utility on the ground floor with 4 bedrooms, bathroom and en suite bathroom above. The replacement dwelling will cross the footprint of the existing building.

2. PoliciesMalvern Hills District Local Plan:

Housing Policy 4: Development in the Countryside

Landscape Policy 1: Development Outside Settlement Boundaries

Landscape Policy 3: Development in Areas Of Great Landscape Value

Hereford and Worcester County Structure Plan:

H20: Housing in the Open Countryside

CTC2: Development in Areas of Great Landscape Value

CTC9: Development Criteria

Herefordshire Unitary Development Plan (Revised Deposit Draft):

H7: Housing in the Countryside Outside Settlements

LA2: Landscape Character Least Resilient to Change

PS1: Delivering Sustainable Development

PPS7: Sustainable Development in Rural Areas

3. Planning History

None

4. Consultation SummaryStatutory Consultations

4.1 No statutory consultees

Internal Council Advice

4.2 Traffic Manager: No objection

5. Representations

5.1 Whitbourne Parish Council: No Objection

5.2 Letter of objection received from Mr Larkin, Ford Cottage, Whitbourne

(a) It is not comparable in size with the existing building

(b) It will be more obtrusive

(c) The proposal has no architectural merit and will have an adverse impact on the landscape

(d) Loss of privacy

(e) A magnolia tree of merit will need to be removed

(f) Insufficient information has been provided to the suitability of the existing septic tank to serve the proposal

(g) The existing septic tank overflows onto adjoining highway and enters into adjoining neighbours watercourses

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 This site is located in open countryside where there is a presumption against house building taking place unless it meets one of the identified exceptions identified listed in Housing Policy 4. This includes replacement dwellings provided comparable in size with an existing building with established residential use rights.

6.2 This proposal is for the replacement of a 1950's bungalow that has established residential use rights. In terms of the replacement policy its redevelopment is considered acceptable. The application proposes to site the building across the existing footprint of Glendale. The building in this position is considered acceptable. The Malvern Hills District Local Plan does not give a definition of comparable in size however this replacement dwelling will be approximately 1.5 metres higher than the existing dwelling. While it is acknowledged that the dwelling will be bigger than the existing the appearance of the new dwelling is considered to be an improvement on the existing one. It is not considered that the proposed replacement dwelling will cause significant harm to the acknowledged visual qualities of the area. Neither is it considered that the proposal will give rise to loss of residential amenity to Ford Cottage which is further to the southwest.

6.3 Consequently the proposal is considered to comply with policy.

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 - E16 (Removal of permitted development rights)

Reason: To keep any future development under planning control.

Informative:

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

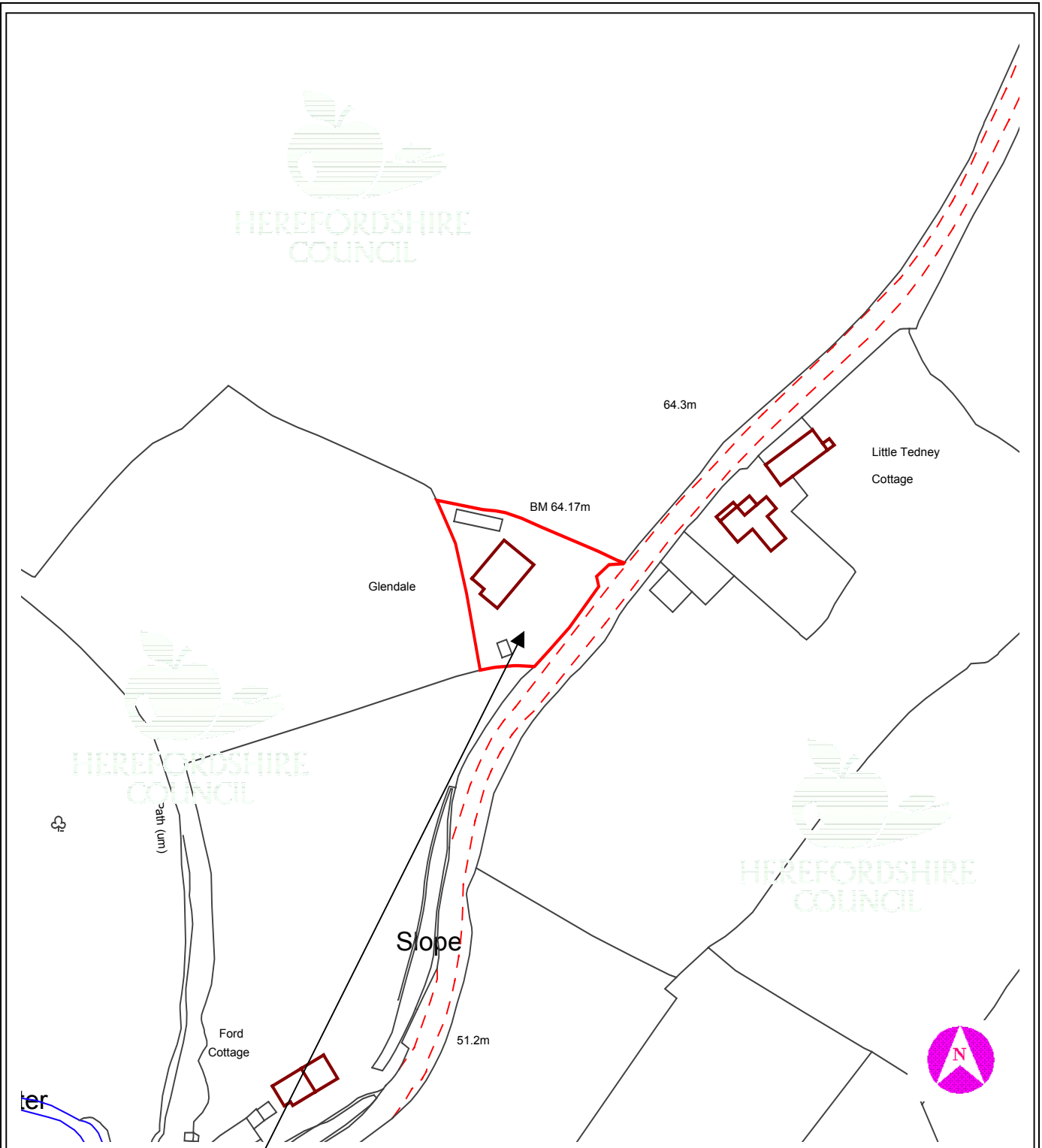
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2005/2362/F

SCALE : 1 : 1250

SITE ADDRESS : Glendale, Little Tedney, Whitbourne, Worcester, Herefordshire, WR6 5RX

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