

11 DCSW2005/3321/F - DEMOLISH ACORN COTTAGE AND REPLACE WITH A NEW DWELLING, GREAT OAK HOUSE, KILPECK, HEREFORDSHIRE, HR2 9DN.**For: Mr. & Mrs. A.R. Thomas per Mark Ponting
Consultancy, Caemain, Ewyas Harold, Herefordshire,
HR2 0ES.****Date Received: 17th October, 2005****Ward: Valletts****Grid Ref: 44597, 30387****Expiry Date: 12th December, 2005**

Local Member: Councillor P.G. Turpin

1. Site Description and Proposal

- 1.1 The site is located at the junction of the unclassified 74002 road and the classified 1230 road within the smaller settlement of Kilpeck. The site comprises a bungalow that was converted in 1991 from the garage to Great Oak House, the property to the north-west of the site. To the north of the site is the village green, to the east the Red Lion Public House and to the south-west a bungalow. There is an existing mature hedgerow to the south-east and south-west of the site.
- 1.2 The proposal is to demolish the existing bungalow and erect a three bedroom two-storey dwelling set back 6 metres from the unclassified road with a parking area for 2 cars at the front. Vehicular access will be via the existing access to the bungalow although visibility will be improved by the reduction in the height of the garden at the junction of the u/c 74002 and C1230.

2. Policies**2.1 Planning Policy Guidance**

PPS.1	-	Delivering Sustainable Development
PPS.7	-	Sustainable Development in Rural Areas
PPG.3	-	Housing

2.2 Hereford and Worcester County Structure Plan

Policy H.16A	-	Development Criteria – Housing in Rural Areas
Policy H.18	-	Residential Development in Rural Settlements
Policy CTC.9	-	Development Criteria

2.3 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy SH.10	-	Housing in Smaller Settlements

2.4 Unitary Development Plan (Revised Deposit Draft)

Policy S.2	-	Development Requirements
Policy S.3	-	Housing
Policy DR.1	-	Design
Policy H.7	-	Housing in the Countryside Outside Settlements

3. Planning History

- 3.1 SH911527PF Conversion of garage to dwelling - Approved 18.12.91
- DCSW2005/1928/F Proposed new dwelling - Withdrawn 05.08.05

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 The Traffic Manager has no objection.
- 4.3 The Conservation Manager has no objection to the maple tree being removed as it is not worthy of a Tree Preservation Order. In addition, he considers that as the site is within the medieval core of the village a condition should be imposed on any planning permission granted requiring an archaeological watching brief during development.

5. Representations

- 5.1 Kilpeck Parish Council make the following comments:

“While the Parish Council have no objections in principle, it is still felt that, despite amendments to the application, the type and size of the proposed construction, on a site which in itself is a garage converted into a self-contained bungalow would not be in keeping with this position overlooking the historic village green. The Parish Council therefore resolved that this application should not be approved.”

6. Officers Appraisal

- 6.1 The main considerations in this application are:

The principle of erecting a dwelling on the site
The design and size of the building and its impact on the character of the area

- 6.2 The proposed site is within an approved smaller settlement where the general principle of erecting a dwelling is considered acceptable. This is confirmed by the presence of the existing dwelling that was approved in 1991.
- 6.3 The site is within a prominent position within the settlement, being opposite the village green and in close proximity to the local public house. However, on approaching the site from the north east it is screened by an oak tree on the village green, which is subject to a Tree Preservation Order. It is also screened to the south-east and south-west by a mature hedgerow that would be retained by condition.

- 6.4 The proposed dwelling would be contained within the existing physical boundaries of the site. It will be set back into the site a minimum of 6 metres from the edge of the highway. The house will also be set into the site reducing its prominence in this location.
- 6.5 Development within the immediate area consists of detached properties located adjacent to the road network. The front elevation of the proposed dwelling would be similar to Great Oak House, the adjacent property, although it would be narrower and less tall, providing a subordinate appearance. The new house will be constructed of red brick under grey slate roof reflecting the materials of the neighbouring property. The proposed dwelling is considered to be of a scale and character appropriate to the particular location.
- 6.6 The proposed dwelling is designed so that it will not adversely affect the amenity of neighbouring properties. Windows have been omitted from the north west elevation, there will therefore be no overlooking of Great Oak House. The property to the south west 'Newbery' is set well above the ground level of the site with a mature hedgerow between the two boundaries. There will therefore be no effect on the amenity of the property.
- 6.7 The representation of the Parish Council and planning policies and guidance have been fully taken into account in the evaluation of the proposed dwelling and it is considered that the proposal is acceptable subject to appropriate conditions.

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. A08 (Development in accordance with approved plans and materials)

Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area.

3. B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

4. D03 (Site observation – archaeology)

Reason: To allow the potential archaeological interest of the site to be investigated and recorded.

5. H10 (Parking - single house)

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

- 6. Before any other works hereby approved are commenced, the access into the application site shall be so constructed that there is clear visibility from a point 0.6m above the level of the adjoining carriageway across the whole frontage of the dwelling parallel to the unclassified 74002 road to the C1230 road. Nothing shall be planted, erected and/or allowed to grow on the area of the land so formed which would affect the visibility described above.

Reason: In the interests of highway safety.

- 7. G09 (Retention of trees/hedgerows)

Reason: To safeguard the amenity of the area.

Informative(s):

- 1. HN01 - Mud on highway
- 2. HN04 - Private apparatus within highway
- 3. HN05 - Works within the highway
- 4. HN22 - Works adjoining highway
- 5. ND03 – Contact address
- 6. N15 - Reason(s) for the Grant of Planning Permission

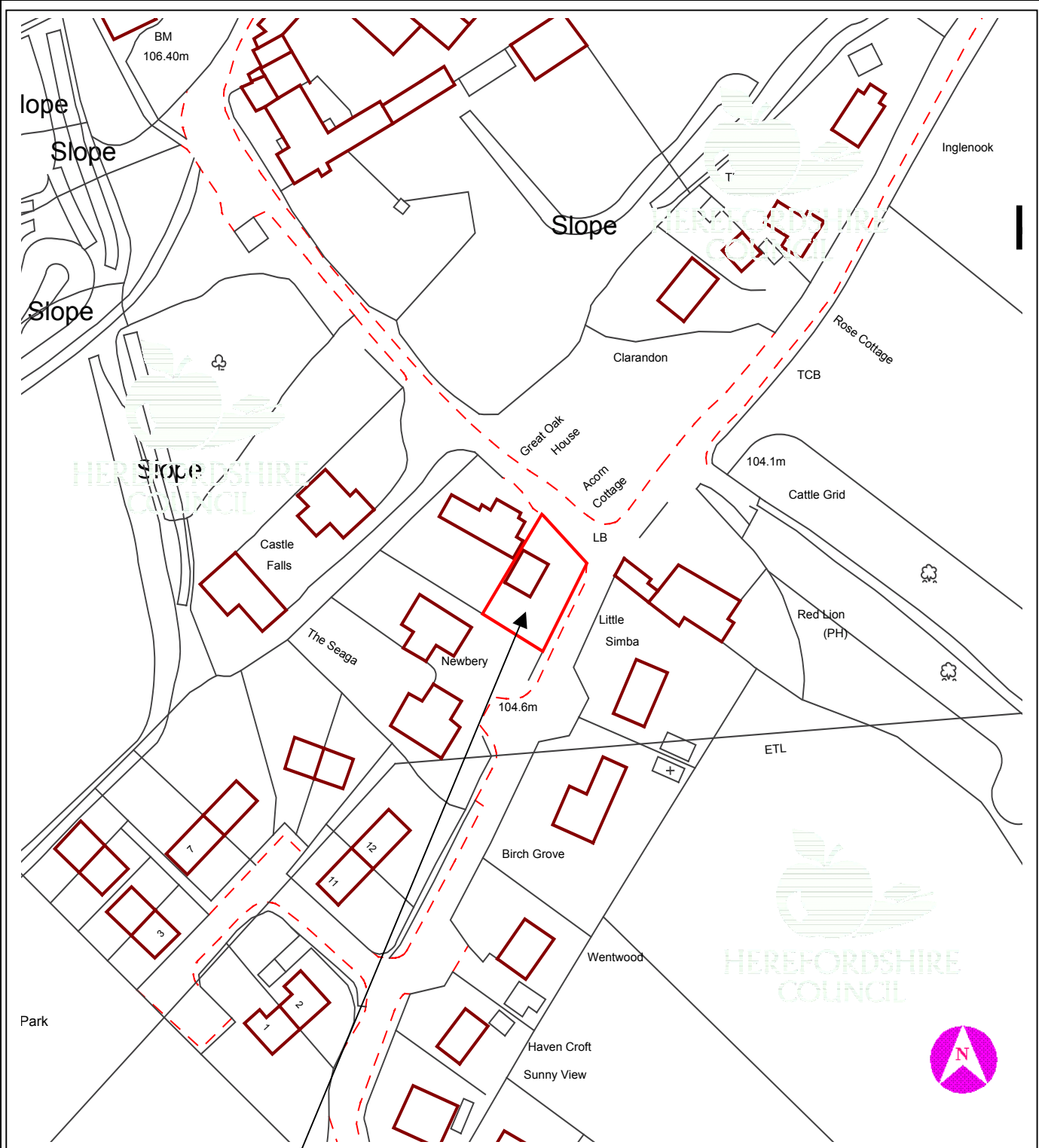
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2005/3321/F

SCALE : 1 : 1250

SITE ADDRESS : Great Oak House, Kilpeck, Herefordshire, HR2 9DN.

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