

5 DCSW2005/2516/F - ERECTION OF REPLACEMENT DWELLING AND GARAGE, MOUNT PLEASANT, KINGSTHORNE, HEREFORD, HEREFORDSHIRE, HR2 8BA.

For: Mr. & Mrs. Morgan per Mr. P. Martin, 19 Scotch Firs, Fownhope, Hereford, HR1 4NW.

Date Received: 1st August, 2005

Ward: Pontrilas

Grid Ref: 50907, 32685

Expiry Date: 26th September, 2005

Local Member: Councillor G.W. Davis

1. Site Description and Proposal

- 1.1 The application site is reached off the north-western side of Barrack Hill, as this unclassified road (u/c 71609) straightens at Ellerslea. Mount Pleasant is 100 metres uphill from its access point onto Barrack Hill, which is opposite Netherwood, a modern split-level dwelling.
- 1.2 It is proposed to erect a replacement dwelling some 11 metres to the south-west of the existing cottage. On the site of the cottage a garage and store is proposed. The two-storey dwelling will be constructed out of facing brick under a slate effect roof. The upstairs accommodation being within the roof space. A single-storey lean-to element on the east elevation will be horizontally boarded. Reclaimed stone will be used in the lower portion of the chimney and on the walls for the bay window. It is 14.7 metres long, 6.0 metres wide (it was 7.3 metres wide originally) on the ground floor (12 metres long upstairs) and 7.3 metres to the ridge (it was 8.15 metres originally). The garage/store building is 8.3 metres long and 6.1 metres wide, and 5.5 metres to the ridge (it was 6.2 metres higher originally). The elevation to the lane (east) will be built from reclaimed stone that will continue as at present south-westerly along the boundary. The other elevations will be built with facing brick and boarding at the gable ends above eaves level, again as for the house under a slate effect roof.
- 1.3 The application was originally presented to the Sub-Committee on 26th October, 2005 when it was resolved by Members that the replacement dwelling and garage be reduced in width and height and height respectively and that any revised scheme should be presented back to Sub-Committee.

2. Policies

2.1 Hereford and Worcester County Structure Plan

Policy H.16A	-	Development Criteria
Policy H.20	-	Residential Development in Open Countryside
Policy CTC.2	-	Area of Great Landscape Value
Policy CTC.9	-	Development Criteria

2.2 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy C.1	-	Development within Open Countryside
Policy C.8	-	Development within Area of Great Landscape Value
Policy SH.11	-	Housing in the Countryside
Policy SH.21	-	Replacement Dwellings

2.3 Unitary Development Plan (Revised Deposit Draft)

Policy H.7	-	Housing in the Countryside Outside Settlements
Policy H.13	-	Sustainable Residential Design

3. Planning History

3.1 None identified.

4. Consultation Summary

Statutory Consultations

4.1 Forestry Commission raise no objections.

Internal Council Advice

4.2 Traffic Manager has no objections with the proviso that parking is to Council standard.

5. Representations

5.1 In a letter that accompanied the application the applicant's agent makes the main following points:

- intend to reclaim materials, the design being based on a cottage style approach
- client's family have lived on site for over 100 years
- existing dwelling of poor construction, in particular the roof timbers, first floor truss and purlins beyond repair
- walls of inferior stone, attempts made to render it over years by wash rendering
- areas of loosely jointed stone
- considerable evidence of rising damp
- main ground floor is simply of earth, previously being brick paved with no damp membrane.

5.2 Aconbury Parish Meeting make the following observations:

"We accept the existing dwelling is not currently suitable in the context of a modern family home, and the principle of replacement causes little problem in this instance. Several people would regret the loss of a piece of local history and are a bit distressed to see it described in such derogatory terms, but a general passion for replacement seems to be superceding the passion for renovation.

We do not know if it is appropriate to replace the existing cottage with buildings of the size proposed. There are discrepancies on the drawings concerning windows and porches so it is not properly clear what would be covered by permission.

We hope the ridge height of the proposed garage would be no more, or better still less than, the existing two-storey house, to minimise the visual obstruction of this blank piece of structure from the track.”

5.3 Little Birch Parish Council make the following observations:

“Proposed new house very large (210m squared). New house not on site of existing cottage. Cottage site replaced with garage (annexe). Replacement dwellings should be of similar size and scale to existing and use part or whole of the footprint of existing cottage, as previous applications have had to abide by. Therefore this application does not comply with Policy for Rural Development. It would be a great shame to see cottage at the base of woods in open countryside demolished and replaced with new.”

“Agree with initial comment. although new house is sensitively designed, it is out of scale. The old cottage is of some historical interest and its faults are no more than those in many refurbished properties. It should not be demolished.”

“I agree with initial comment. I do not believe the applicants own the whole of the property enclosed by the red line. A public ungated lane splits the property. The small saw yard on the north-west was completely separate. Delivery lorries used this lane to deliver feed to Rock Cottage when it was a working smallholding. It appears the lane has been annexed into the property. Title deeds should be inspected to confirm ownership.”

“There would appear to be strong objections to this application both on size and position. The apparent loss of public right of way is also concerning.”

“Obviously the cottage is in need of replacement or serious refurbishment. In view of its position directly onto the lane we should not object to repositioning. Agree that new size is too large. Also agree that the ownership and lane access should be questioned.”

“As you can appreciate from these comments, there are very strong views concerning all aspects of the application. I would appreciate that you take these comments on board and investigate some of the legalities questioned.”

5.4 One letter has been received from:

Mr. R. Derham, Upper House Farmhouse, Barrack Hill, Kings Thorn, HR2 8BA

The following main points are made:

- do not object, stone preferable, but choice of facing brick in terms of colour and texture
- trust garage doors will be faced in hardwood to match existing joinery
- if conservatory is considered need more details.

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. Officer's Appraisal

- 6.1 The main points are considered to be those criteria relating to policies for replacement dwellings set out in Policy SH.21 in the South Herefordshire District Local Plan, which is not dissimilar to Policy H.7 in the emerging Unitary Development Plan. This relates to the desirability of keeping the existing cottage, the size of the replacement dwelling and garage, and finally the siting of the new dwelling.
- 6.2 The cottage has some architectural and historic interest. It has though been badly maintained such that damp has got in and the roof timbers in particular would need replacing. The stonework has, it is understood, been rendered in such a way that the building has retained moisture and dampness, given that, as would be expected on a dwelling of such an age, there is no damp proof membrane. It is considered on balance that the existing dwelling although of some local interest is not one of such architectural or historic interest, and given its present state of repair that would be desirable to retain.
- 6.3 The materials selected for the new dwelling would need to be sympathetic, in particular the facing brick. The external materials would be the subject of a planning condition, in the event that planning permission is granted, as well as for other finishes, i.e. joinery, gutters and garage doors.
- 6.4 The size and scale of the replacement dwelling is a key factor in any determination of applications for replacement dwellings. Whilst it was considered that the length was acceptable, the width needed to be reduced. This has been achieved by reducing it by 1.3 metres. This has also resulted in the overall ridge height dropping by just over 800mm. The garage has also been revised in the interim such that the overall height has lowered from 6.2 metres to 5.5 metres. This reduction in height addresses Aconbury Parish Meeting's observations that the new garage originally submitted was almost comparable in height to the existing dwelling.
- 6.5 The final issue is one relating to the residential curtilage for the proposed dwelling. The curtilage as proposed constitutes a large portion of land, notwithstanding the fact that an established hedgerow crosses the site as indicated in the Ordnance Survey extract plan that accompanied the application. In addition, a parcel of land has been included to the north-west of Mount Pleasant which is sub-divided from the property by a track that it is stated in the Little Birch Parish Council's observations as not being in the applicant's ownership. Whilst the siting for the proposed dwelling is not on that of the existing cottage, the garage proposed is on the site of the existing cottage. The siting of the new dwelling is not considered such that it runs counter to Development Plan policies for replacement dwellings. The applicant's agent will reduce the curtilage and take the parcel of land to the north-west that has a modern farm building on it out of the curtilage.
- 6.6 It is considered that with the submission of revised plans reducing the height and massing for the new dwelling and ridge height for the garage, the application can now be supported with the proviso as previously recommended to Sub-Committee that the curtilage is reduced in area, i.e. removing the parcel of land to the north-west from the residential curtilage for the new property.

RECOMMENDATION

That subject to the receipt of revised plans relating to a reduction in the curtilage of the new dwelling, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

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. **A07 (Development in accordance with approved plans)**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3. **B01 (Samples of external materials)**

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

4. **Details of materials and finishes to all doors, including garage doors, windows and external boarding shall all be the subject of the prior written approval of the local planning authority before any development commences on site.**

Reason: To ensure the satisfactory appearance of the development

5. **E16 (Removal of permitted development rights)**

Reason: In order to define the terms to which the application relates.

6. **The existing dwelling shall be demolished prior to the date of first occupation of the replacement dwelling. All materials shall be removed from the site to the satisfaction of the local planning authority, save those being used in the construction of the dwelling, garage or driveway.**

Reason: In order to define the terms to which the application relates.

7. **G04 (Landscaping scheme (general))**

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

8. **G05 (Implementation of landscaping scheme (general))**

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

9. **H10 (Parking - single house)**

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

Informative(s):

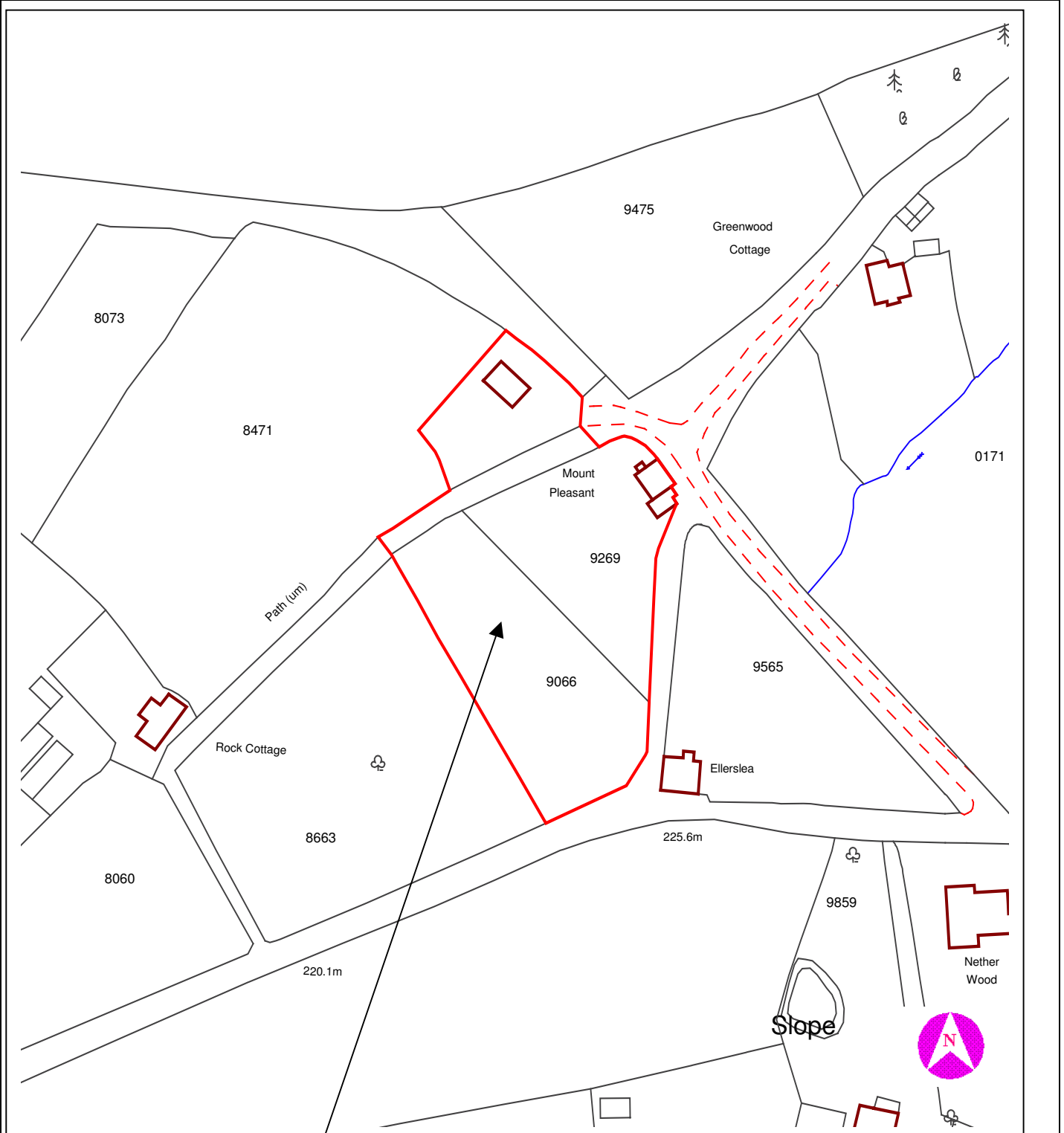
1. **The details for the future conservatory do not form part of the application. This structure would require planning permission.**
2. **N15 - Reason(s) for the Grant of Planning Permission**

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2005/2516/F

SCALE : 1:1250

SITE ADDRESS : Mount Pleasant, Kingsthorpe, Hereford, Herefordshire, HR2 8BA

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