

**14 DCNW2006/1470/F - PROPOSED DEMOLITION OF EXISTING HOUSE AND ERECTION OF A REPLACEMENT HOUSE AND NEW VEHICULAR ACCESS AT KNOCK HUNDRED COTTAGE, BEARWOOD, LEOMINSTER, HEREFORDSHIRE, HR6 9EF**

**For: Mr & Dr Plant per Border Oak Design & Construction, Kingsland Sawmills, Kingsland, Leominster, Herefordshire, HR6 9SF**

**Date Received: 12th May, 2006**

**Ward: Pembridge & Lyonshall with Titley**

**Grid Ref: 38009, 56083**

**Expiry Date: 7th July, 2006**

Local Member: Councillor R. Phillips

**1. Site Description and Proposal**

- 1.1 The application site lies in open countryside and comprises the existing cottage (Knock Hundred Cottage), its associated outbuildings, garden and agricultural land which lies to the east of the residential curtilage.
- 1.2 The property is a modest two storey timber framed house which has been extended with a single storey lean-to side extension and a conservatory. It is set back from the roadside boundary and is generally inconspicuous in view of the mature hedgerow which runs the length of the site.
- 1.3 There is an existing vehicular and pedestrian access serving the site.
- 1.4 Planning permission is sought for a replacement dwelling on the site and the formation of a new access, driveway and hardstanding through and on the adjacent arable land to the north east of the dwelling.
- 1.5 The proposed replacement dwelling comprises a predominantly timber framed and thatched design located on the footprint of the existing cottage and outbuilding. The existing dwelling has a floor area of approximately 104 sq m (measured externally) an eaves level of 4.2m and ridge height of 6m. The proposed dwelling represents an enlargement to this with an approximate floor area of 148 sq m (measured externally), eaves level of 3.5m and ridge height of 7.5m.
- 1.6 The application is a re-submission following a refusal of a previous application in 2004, which was subsequently dismissed at appeal. The alterations include the removal of the three bay garage from the scheme and the simplification of design and clear reduction in size and scale of the dwelling (floor area of approximately 276 sq m (measured externally)).

## 2. Policies

### 2.1 Hereford and Worcester County Structure Plan

Policy 16A	-	Housing in Rural Areas
Holicy H20	-	Housing in Rural Areas Outside the Green Belt
Policy CTC9	-	Development Requirements

### 2.2 Leominster District Local Plan (Herefordshire)

Policy A1	-	Managing the District's Assets and Resources
Policy A2(D)	-	Settlement Hierarchy
Policy A9	-	Safeguarding the Rural Landscape
Policy A10	-	Trees and Woodland
Policy A16	-	Foul Drainage
Policy A24	-	Scale and Character of Development
Policy A54	-	Residential Amenity
Policy A70	-	Accommodating Traffic from Development

### 2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy DR1	-	Design
Policy H7	-	Housing in the Countryside Outside Settlements
Policy LA2	-	Landscape Character and Areas Least Resilient to Change
Policy LA5	-	Trees, Woodlands and Hedgerows
Policy LA6	-	Landscaping Schemes

## 3. Planning History

- 3.1 NW2003/1960/F - Proposed replacement dwelling and garage. Refused.
- 3.2 NW2004/3347/F - Proposed replacement dwelling. Refused 1st December, 2004 and dismissed on appeal on 1st August, 2005.

## 4. Consultation Summary

### Statutory Consultations

- 4.1 None.

### Internal Council Advice

- 4.2 Traffic Manager: No objections subject to conditions.

## 5. Representations

- 5.1 Pembridge Parish Council: Completely opposed to this application for the following reasons: The existing house is a pleasant black and white small cottage which is wholly in character with its surrounding area and which could be sympathetically extended. There is not considered sufficient need to demolish it and the Parish Council would like to request that consideration be given to listed it.

5.2 One letter of objection has been received from Patricia and Alan Stokes of Rose Cottage, Upper Bearwood who make the following points:

- Knock Hundred is a typical black and white cottage in our hamlet and is not uninhabitable. To demolish a building of this type would remove part of the very unique character and heritage of houses in this area of rural Herefordshire.
- If this application were to succeed, it would mean the removal of a section of ancient hedgerow, with a subsequent loss of the natural wildlife environment.
- The adjacent Border Oak House that has been built replaced a condemned and uninhabitable cottage that was of a brick construction.
- Please do not permit this application in this area so typical of the Black and White Village Trail.

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 The principle of a replacement dwelling on this site is considered acceptable in the light of its clearly established residential use rights and the generally poor state that this timber framed property is now in. In terms of the principle of replacing dwellings in the open countryside, Policy A2(D) of the Local Plan establishes a further test insofar as replacement dwellings should be comparable in size to the original dwelling and within the established residential curtilage.

6.2 The proposed replacement dwelling represents a replacement of a size comparable with the size and scale of the existing dwelling, albeit the appearance and character of the dwelling will be altered. There has also been a substantial reduction in the size of the replacement dwelling when compared to previous submissions and this is considered to have overcome the concerns of the local planning authority and objections raised by the Inspector in the appeal.

6.3 With regard to the access issue the benefits of improving visibility by moving the point of access are clearly acknowledged since the existing arrangement is very dangerous. The new access and driveway, subject to careful consideration of the surfacing and associated landscaping (orchard planting is proposed), would in its own right have a limited visual impact and additional restrictions on permitted development rights would enable control over further development in the curtilage to be exerted.

## **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 A06 (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 E16 (Removal of permitted development rights )**

**Reason: [Special Reason].**

**5 H01 (Single access - not footway )**

**Reason: In the interests of highway safety.**

**6 H03 (Visibility splays )**

**Reason: In the interests of highway safety.**

**7 H05 (Access gates )**

**Reason: In the interests of highway safety.**

**8 H08 (Access closure )**

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

**9 G04 (Landscaping scheme (general) )**

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

**10 G05 (Implementation of landscaping scheme (general) )**

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

**INFORMATIVE:**

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

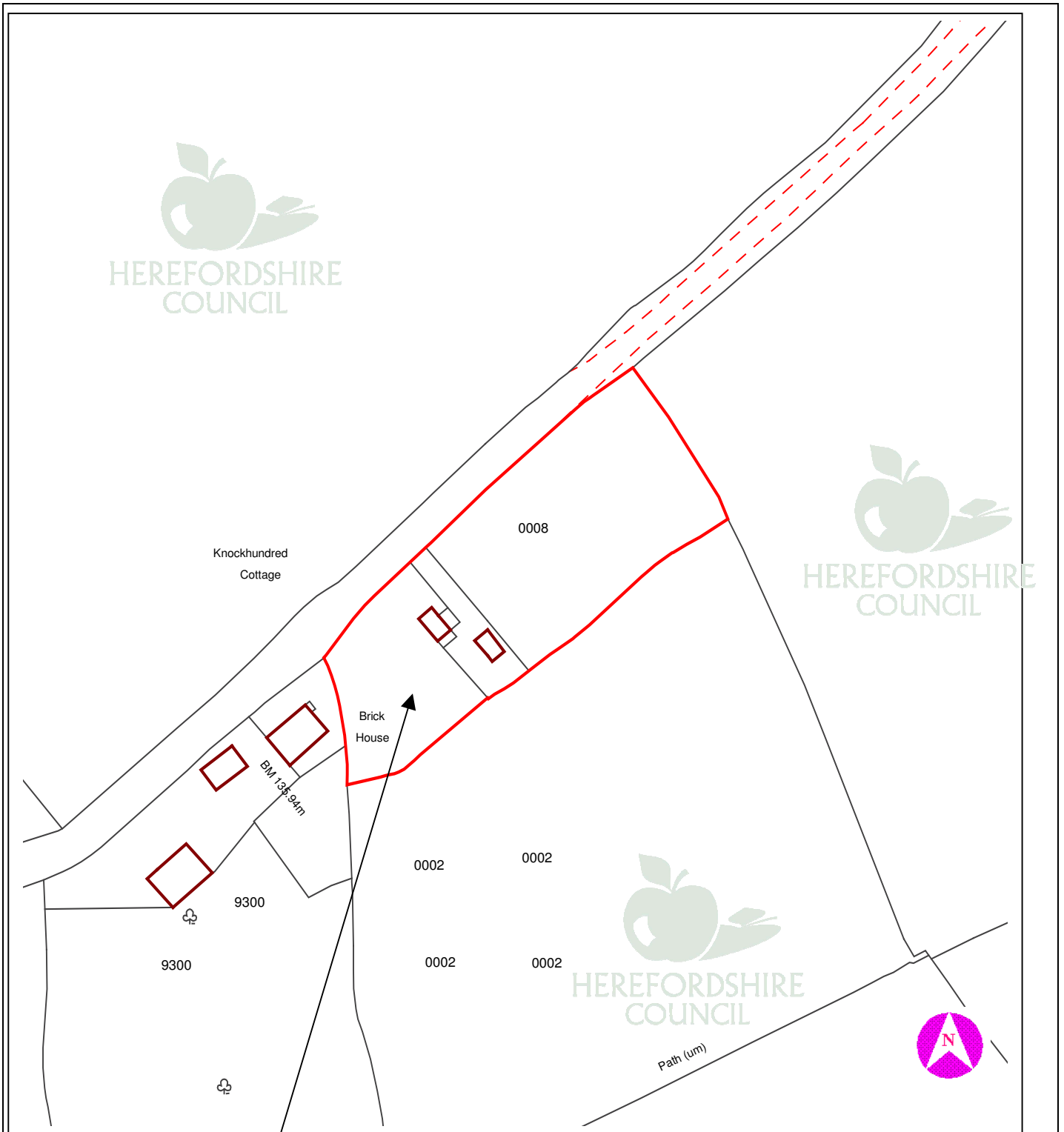
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNW2006/1470/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Knock Hundred Cottage, Bearwood, Leominster, Herefordshire, HR6 9EF

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