

9 DCSW2006/2576/F - WIDEN NEW DWELLING BY 1M ALONG ITS LENGTH (APPROVED UNDER SW2005/2216/F), HIGHLAND COTTAGE, PARISH LANE, MUCH BIRCH, HEREFORDSHIRE, HR2 8AT.

For: Mr. & Mrs C.A. Reynolds, Elland Cottage, Barrack Hill, Kingsthorpe, Herefordshire, HR2 8AY.

Date Received: 4th August, 2006

Ward: Pontrilas

Grid Ref: 50472, 32143

Expiry Date: 29th September, 2006

Local Member: Councillor G.W. Davis

1. Site Description and Proposal

- 1.1 The application site is reached off Parish Lane, an unadopted road that links the unclassified 71603 road just off Barrack Hill in the north to the unclassified 71610 in the south. This road way serves a sporadic number of dwellings, one of which was Highland Cottage that fronted onto Parish Lane.
- 1.2 Planning permission has already been granted for a replacement dwelling faced in natural stone under a slate roof. The replacement dwelling approved was turned at 90 degrees to Parish lane. It reflected the relationship of a dwelling further to the south of Highland Cottage. The new dwelling was 6 metres wide and 10.9 metres in length, with a utility area on the western end 5.2 metres wide and 3.1 metres long. Therefore, the new dwelling was 14 metres in length. It was 4.5 metres to the eaves and 7.8 metres to the ridge. The stone faced building it replaced was 4 metres wide and 9 metres in length. It was 7 metres to the ridge. There was a brick shed 11.5 metres to the east of Highland Cottage that has been demolished following the granting of planning permission.
- 1.3 The current proposal, which follows two previous ones seeking to widen the new dwelling by 1 and 1.5 metres both refused. The current proposal is to widen the dwelling from 6 metres to 7 metres and the utility element on the western end from 5.2 to 6.2 metres. The length of the building would remain unaltered. It is still 4.5 metres to the eaves. The ridge height is 8.4 metres, an increase of 600mm from that originally approved. The design and use of materials is consistent with the approved replacement dwelling, as is the siting.

2. Policies

2.1 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

2.2 Herefordshire 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 DCSW2005/2216/F Demolition of existing cottage and provision of replacement dwelling - Approved 22.08.05
- DCSW2005/3860/F Widen new dwelling by 1.5m. Erect double garage - Refused 23.01.06
- DCSW2006/0529/F Widen new dwelling by 1m along its length - Refused 10.04.06

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Traffic manager has no objections

5. Representations

- 5.1 In a letter that accompanied the application, together with photographs of a stone/brick faced building under a corrugated sheeted roof, the applicants make the following main points:

- feel that outbuildings should be included in the decision as they played an important part of the main house, as the toilet, washroom, utilities and store were all in this separate building
- no bathroom in main house
- not included in original planning permission should be included now.

- 5.2 Much Birch Parish Council supports the application.

- 5.3 Little Birch Parish Council has no objections.

- 5.4 The Ramblers Association has no objections.

- 5.5 One letter of representation has been received from Mr. J.R. Dillon, Castle Nibole, Little Birch, HR2 8BD. The following main points are made:

- sensible, reasonable request
- do not understand why not been approved previously on this large site
- stone construction dwelling will be in keeping in surroundings with dwellings that are considerably larger than current proposal.

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 issue is considered to be the size and scale of the resultant replacement dwelling from that originally approved and as compared to the original Highland Cottage.

6.2 The proposal has to be compared to the dwelling it seeks to replace. It would be misleading to compare the dwelling proposed to the one that has the benefit of planning permission. The original dwelling was only 4 metres wide and 9 metres in length, and 7 metres to the ridge. The current proposed dwelling is 7 metres wide and 10.9 metres in length for the two storey element, and the single storey utility area is 6.2 metres wide and projects 6.2 metres. This produces a considerable increase in volume from the original dwelling to what is currently proposed. The proposed scheme is approximately 176 per cent larger in volume. It should also be noted that the extant planning permission was negotiated down in size to that which was approved under delegated powers granted to officers. Notwithstanding the loss of the 4.7 metres by 3.7 metres wide outbuilding which provided the w.c. for the property as well as other facilities, the current proposal proposes a very significant increase in volume from the demolished Highland Cottage to that currently proposed.

6.3 It is not considered that the replacement dwelling is of a size and scale similar to that of the original dwelling as required by Policy SH.21 in the South Herefordshire District Local Plan, and as endorsed by Policy H.7 in the emerging Unitary Development Plan that requires that replacement dwellings are comparable in size and scale. The proposed dwelling would also have a bulkier appearance when compared to the original dwelling.

RECOMMENDATION

That planning permission be refused for the following reason:

- 1. The proposed dwelling would, by reason of its scale and size compared to that of the original dwelling, be contrary to the provisions of Policies SH.21, SH.11 and C.1 contained in the South Herefordshire District Local Plan, together with Policy H.7 contained in the emerging Herefordshire Unitary Development Plan.**

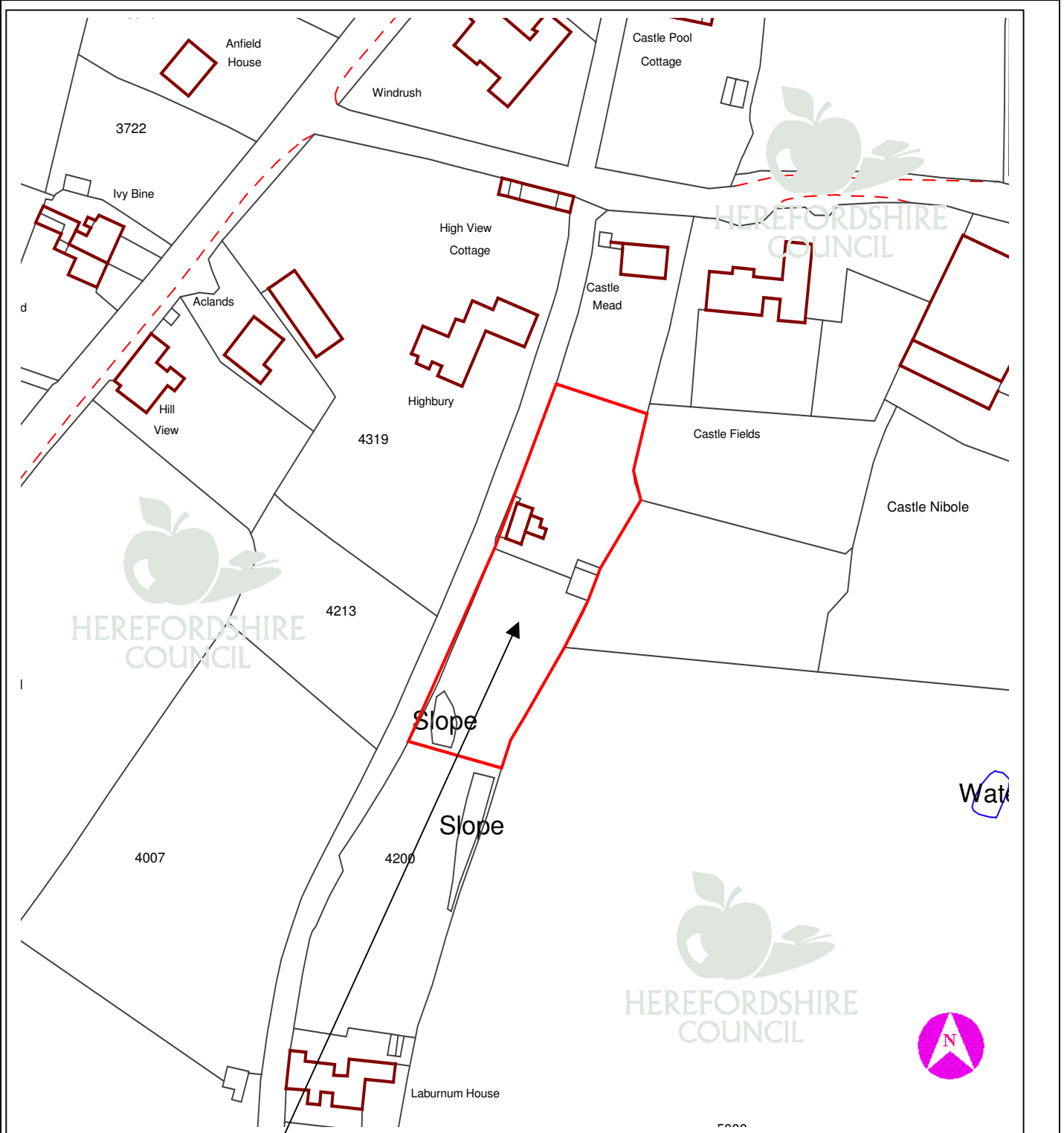
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW/2006/2576/F

SCALE : 1 : 1250

SITE ADDRESS : Highland Cottage, Parish Lane, Much Birch, Herefordshire, HR2 8AT

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