



Bernard Eacock Ltd
Planning & Architectural Services

Email:
Web:

info@bernardeacock.com
www.bernardeacock.com

Planning Statement

Application by: Mr R Bevan
Site Address: Penydre, Longtown, Herefordshire, HR2
0LE
Proposal: Renovation and extension of existing
dwelling

Hereford

1 Fine Street
Peterchurch
Herefordshire
HR2 0SN

Tel: 01981 550550

Kidderminster

4 Lion Street
Kidderminster
Worcestershire
DY10 1PT

Tel: 01562 67640

Contents

1. Introduction.....	2
2. Context	2
3. Planning Policy Considerations	3
<i>Policy Context.....</i>	<i>3</i>
<i>Local Policy Considerations</i>	<i>3</i>
<i>The principle of development</i>	<i>4</i>
<i>Five year housing land supply</i>	<i>4</i>
<i>Sustainable Development</i>	<i>5</i>
<i>Alterations and Extensions.....</i>	<i>6</i>
4. Summary.....	7

1. Introduction

- 1.1. This statement is submitted in support of an application seeking the restoration of the existing farm cottage with an additional extension to provide enhanced living facilities.
- 1.2. The cottage is located at the end of an un-adopted road serving Penydre Farm, Longtown, Herefordshire.
- 1.3. This statement should be read in conjunction with the associated Design & Access Statement.

2. Context

- 2.1. The site lies on the western fringes of the village overlooking the Black Mountains. The general orientation of the site is westerly and it is considered that the proposed scheme capitalises on the vernacular character of the area whilst also taking into consideration passive solar gain potential. To this end, the proposed extension incorporates large glazed areas which maximise the passive solar gain potential.
- 2.2. The extension has also been 'detached' from the host dwelling by way of a link feature and set down in order to reduce any impact upon the stature of the host dwelling.
- 2.3. The site is inconspicuous when viewed from neighbouring dwellings and the proposed extension will not cause any undue harm to the amenity of these neighbouring properties.
- 2.4. In April 1995 planning permission for the *refurbishment and extension to existing cottage and outbuildings* was granted by the authority at this site under LPA Ref: SH950246PF. The scheme progressed to the stage of Building Regulations approval but before any works commenced on site, the 2001 Foot & Mouth Epidemic hit and the plans to restore and renovate the building had to be put on hold for financial reasons.
- 2.5. The intention to renovate the cottage were never abandoned and it is only now that the applicant can give due consideration to fulfilling his plans to restore the building.

3. Planning Policy Considerations

Policy Context

- 3.1. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires all planning decisions to be made in accordance with the relevant Development Plan for the area.
- 3.2. In this instance, the Development Plan is the Herefordshire Unitary Development Plan 2007-2011 (UDP). The plan is time-expired, but relevant policies have been 'saved' pending the adoption of the Herefordshire Local Plan - Core Strategy. As such, the policies contained within the UDP can only be attributed weight according to their consistency with the National Planning Policy Framework (the Framework); the greater the degree of consistency, the greater the weight that can be attached.
- 3.3. Paragraph 214 of the National Planning Policy Framework (the Framework) states that *"for 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with this Framework"*. However, this paragraph of the Framework relates to development plan documents adopted in accordance with the Planning and Compulsory Purchase Act 2004 or published in the London Plan. The UDP was adopted under the Town and Country Planning Act 1990 and not in accordance with the Planning and Compulsory Purchase Act 2004. As such, policies of the UDP must be considered in the context of Paragraph 215 of the Framework; which provides for only due weight to be given to such policies rather than full weight.
- 3.4. The policies governing the conversion of barns and buildings to residential dwellings are Policy HBA 12: *Reuse of rural buildings* and HBA 13: *Reuse of rural buildings for residential purposes*.

Local Policy Considerations

- 3.5. UDP Policy H14 - *Re-using previously developed land and buildings* supports the principle of renovating of dwellings, on the grounds that such sites comprise previously developed land, provided that the proposal is consistent with the housing provision strategy and other policies of the Plan. A further requirement is that any proposal must respect the character and appearance of its location, and protect existing and proposed residential amenity.

- 3.6. Having regard to the above, it is necessary to consider the principle of re-establishing a the former residential use of the building and also, to consider the proposed extension in terms of character and appearance and any impact it would have upon existing and proposed residential amenity.

The principle of development

- 3.7. UDP Policy H6 – *Housing in smaller settlements* identifies the village of Longtown as an appropriate location for small scale residential development to meet local housing needs. The premise of this policy provision acknowledges that there is a need for small-scale housing growth in the wider rural areas of the County.
- 3.8. Policy HR6 does not make specific provision for renovation/restoration of dwellings. However, it is evident from the strategic policy backdrop that Longtown has been recognised as a sustainable location where further housing growth is acceptable.

Five year housing land supply

- 3.9. The Framework provides a policy framework which seeks to "*boost significantly the supply of housing*" (Paragraph 47). To achieve this housing growth, a number of measures are provided to local planning authorities, including a requirement to identify and update annually a supply of specific deliverable sites sufficient to provide five year's worth of housing with an additional buffer of 5%; to be increased to 20% where there has been a persistent under delivery of housing.
- 3.10. Paragraph 49 directs local planning authorities to consider housing applications in the context of the presumption in favour of sustainable development. This paragraph confirms that relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable sites.
- 3.11. The most recent Annual Monitoring Report (March 2012) concludes that the local planning authority only has a 4.6 year housing land supply. In July 2012, the Council agreed an Interim Housing Protocol to rectify their housing land shortfall and to guide housing development to sustainable locations. It was agreed that

applications in rural locations would be acceptable and therefore sustainable if they met the following criteria:

- fall at locations that currently have settlement status within the UDP
- are located adjacent to the existing settlement boundary
- Sites assessed as having low/minor constraints with the SHLAA
- Acceptable in other policy matters

3.12. In June 2013 an Interim Housing Land Position statement was published by the Council which concludes that the authority is only able to demonstrate a housing land supply of 4.17 years against a 5% buffer.

3.13. The Secretary of State in its January 2014 appeal decision APP/W1850/A/13/2192461 Home Farm, Belmont, Hereford confirmed that Herefordshire Council cannot demonstrate a five year housing land supply and as a result, the housing policies of the UDP (Policies H1-H7) must be regarded as outdated. This reverts due consideration of the application back to Paragraph 14 of the Framework and a presumption in favour of sustainable development should be applied.

3.14. As stated above, Longtown is identified within the UDP as a settlement which, by virtue of the strategic housing land allocations contained within the UDP, confirms the location to be 'sustainable' when considered against the requirements of Paragraph 14 of the Framework. To this end, it is considered that the renovation/re-establishment of the residential use of the application building complies with the UDP, the Council's Interim Housing Land Position Statement, the Interim Housing Protocol and the Framework.

Sustainable Development

3.15. UDP Policy H13 (*Sustainable Residential Design*) requires residential development at all scales to maximise their contribution to sustainable residential design to provide high quality living environments. In particular, proposals are required to take an integrated and comprehensive approach to design, layout and landscape which respect the landscape context of the site and the distinctive character and appearance of the locality. To this end, proposals should (amongst other things)

provide for interesting and attractive environments through the imaginative layout of buildings, landscaping and open spaces, making full use of existing site features whilst addressing energy efficiency, energy conservation measures, sustainable energy generation and layout and orientation.

- 3.16. UDP Policy H14 (*Re-using previously developed land and buildings*) states that the re-use, redevelopment, conversion or change of use of previously developed land and existing buildings for residential purposes will be supported where proposals are consistent with the housing provision policies of the Plan (UDP) and respect the character and appearance of its location, and protects existing and proposed residential amenity.
- 3.17. In terms of sustainable development, the proposal takes into account policy requirements in that it provides a comprehensive approach to the design of the proposed extension, retains the character and appearance of the host dwelling and thereby provides a distinctive addition to the locality. Furthermore, the site comprises '*previously developed land*' thereby meeting the requirements of Policy H14.

Alterations and Extensions

- 3.18. UDP Policy H18 (*Alterations and Extensions*) supports the extension of dwellings provided the original dwelling remains the dominant feature, the extension would be in-keeping with the character of the existing dwelling and its surroundings in terms of scale, mass, siting, detailed design and materials, would not be cramped on its plot, provide sufficient amenity space and would not adversely impact on the privacy and amenity of occupiers of neighbouring residential property.
- 3.19. It is acknowledged that the proposed extension is of a considerable size and represents a considerable increase of the existing dwelling footprint. However, it should be noted that the host dwelling, being a two-up two-down configuration, is particularly small. In considering the scale and extent of the proposed increase due regard has been paid to the latest Local Housing Market Assessment (2012 update) (HMA) which concludes that 67.5% of all new dwellings within the Golden Valley Housing Market Area should be 3 bedroom dwellings. To this end, and in accordance with this latest market housing data, the proposed scheme seeks to provide a 3 bedroom dwelling.

- 3.20. A further factor which has been taken into consideration is the status applied to Longtown in the 2013 Rural Housing Background Paper which confirms the settlement to be within Category A - providing the main focus of proportional housing development which in the case of the Golden Valley Housing Market Area is established to be 12% over the plan period up to 2031.

4. Summary

- 4.1. It can be seen from the above that the application site lies adjacent to the existing settlement and that Longtown has, within the UDP been considered as a settlement where further residential growth is acceptable in principle. It is also evident from the latest Housing Market Assessment which informs the forthcoming Core Strategy that the standing of Longtown has been upgraded to a Category A settlement where the main focus of proportional housing development will occur over the Plan period to 2031. To this end, the location meets the sustainable development criteria of the National Planning Policy Framework.
- 4.2. The proposed scheme will bring back into use a former dwelling thereby meeting the requirement to consider Brownfield land in priority to Greenfield sites. Furthermore, the proposed extension seeks to deliver a distinctive design solution which takes into account wider sustainability considerations and principles. The scheme will also provide a 3 bedroom dwelling in accordance with the findings of the latest market housing data contained within the latest Local Housing Market Assessment.
- 4.3. Having regard to the above, it is considered that the proposed development is compliant with all standing planning policy considerations and should therefore be supported.