

DELEGATED DECISION REPORT

APPLICATION NUMBER

172394

Upper Crossways, Craswall, Hereford, HR2 0PL

CASE OFFICER: Mr Fernando Barber-Martinez

DATE OF SITE VISIT:23/8/2017.....

Relevant Development **National Planning Policy Framework 2012**
Plan Policies:

Herefordshire Local Plan: Core Strategy Policies SS1-SS7, RA2, RA3, H2, LD1, LD2, LD4, SD1, SD3, SD4. ID1.

No emerging neighbouring development plan for Craswall parish.

Relevant Site History: **None to site.**

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X		X		
Ecologist	X		X		
Neighbour letter/ Site Notice	X		X		X
Local Member	X			X	

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The site is a corner plot coursed stone and tile roof detached dwelling accessed off an unclassified road from the C1203 road. This lies in the Golden Valley below Black Mountain, and is one of a number of sporadic roadside dwellings in the locality.

The proposal is a 71 square metre annex building described in the supporting statement as a studio. Drawings show separate living room, bedroom, bathroom with toilet and shower and store cupboard, and studio/ store. In the roof void are two loft spaces.

Externally the proposed building is shown to be clad on the elevations in shiplap timber and iron corrugated roof with pitched gable end detailing. A corrugated iron roof is also detailed.

The building is shown to be sited on slightly falling ground to the rear (south) of the plot beyond a small garage.

The present house has a footprint of 12m by 13m. The proposed annex measures approximately (in floor plan) 7m by 13m at extremes (and some 2.5m to eaves and 4.8m to ridge height).

The supporting statement comments that this is for the use of the applicant's son and his family and that no kitchen facility is to be provided.

Waste water is detailed to septic tank.

Footpath CZ25A runs in the field to the side of the curtilage.

Representations:

To date (6/10/2017) some 25 letters of support have been received, the gist of which applicant lives and works locally, while 4 objections (gist of design, landscape and not working locally concerns).

Cllr Jinman: No objection to recommendation of refusal following discussion (03/10/2017).

Craswall Parish Council: No objection.

Ecologist: I note that the additional foul water will be managed through the existing on site system and surface water through soakaways. In line with national guidance (NPPF and NERC Act) and local Core Strategy (Policy LD2) all developments should show how they will enhance the local biodiversity value. To ensure this I would request a relevant condition is included:

Upon completion of the building works evidence (such as photos) of the suitably placed installation of at least ONE bat roosting enhancements (such as integrated or external boxes or tile based roosts), TWO bird nesting boxes and ONE pollinating insect habitat homes built in to, or attached to, the completed dwelling should be supplied to the local authority.

Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, &c) Regulations 1994 (as amended) and Policy LD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework, NERC 2006

Informative:

The boxes should be suitably hard wearing and durable eg Schwegler woodcrete, Greenwood Habitat's 'ecostyrocrete' or similar. No external lighting should illuminate any of the enhancements or boundary features beyond any existing illumination levels and all lighting on the development should support the Dark Skies initiative (DEFRA/NPPF Guidance 2013).

Pre-application discussion:

None recorded.

Constraints:

Public right of way in adjoining field. Within SSSI impact consultation zone.

Appraisal:

Principle of Development

This proposal (whilst described as an annex) is substantial in scale and massing, and has all amenities inside and outside save a kitchen sink/ cooking facilities. This is not considered to be ancillary accommodation for the existing dwelling but is for a self sufficient family living as an independent household.

In this instance, on the information available, is to be considered as a new dwelling.

Craswall is not identified as a Policy RA2 settlement (for new housing) in the Golden Valley Housing Market Area. , and the proposal is fundamentally contrary to Policy RA2. Accordingly the site is considered to be in open countryside where RA3 is the appropriate policy. Cusop and Longtown are the nearest Policy RA2 settlements.

At the time of writing of writing this report this Council does not have a 5 year housing land supply (presently 4.54 years as of April 2017), as per paragraph 49 of the NPPF, however significant weight is given to Policies SS1, SS2, SS3 and RA3 of the Local Plan in respect of new housing supply (following the recent Supreme Court Richborough Estates ruling. The Court came to the view that 'out of date' policies because of the housing land supply being under 5 years they do not become irrelevant, it is simply that the weight is for the decision maker. The decision overall is one of planning judgment and balance, which includes the weight properly attributable to the NPPF and the shortfall and all other relevant policies and facts.

Core Strategy Policy RA3 allows for new housing in certain exceptions below . No exceptions here have been evidenced by the applicant.

The proposal does not meet any of the criteria (1-7) in that Policy that would allow for such development at this rural location namely:

- Meets and agricultural or forestry need or farm diversification enterprise;
- Is for a rural enterprise;
- Is a replacement dwelling;
- Sustainable reuse of redundant or disused building in association with Policy RA5 [This proposal does not involve the re-use of an existing building];
- Is rural exception housing (Policy H2);
- Exceptional or innovative design;
- Site for Needs of gypsies or travellers.

Nor does this proposal satisfy Policy H2 (rural exceptions sites) allows for affordable housing schemes where:

- This assists in meeting a proven local need;
- Affordable housing is made available and retained in perpetuity for local people in need of affordable housing; and
- The site respect the characteristics of its surroundings, demonstrates good design; and offers reasonable access to a range of services and facilities normally identified in a Policy RA2 settlement.

Design/ Landscape

The proposed design is simple with an unusual use of iron for roof and cladding. This is not of any architectural excellence, and could be considered to be out of character with the building typology of the Golden Valley area. This would be a noticeable building from the adjoining footpath in an undesignated landscape of some quality being unsympathetic to the wider landscape context in which the building would sit. The massing and architectural detailing would be at variance with the foot of hillside location in the Golden Valley ward.

Amenity

Residential amenity for existing and future residents would be safeguarded due to the orientation and design of the dwelling in relation to neighbouring dwellings.

Accessibility/Highway Safety

The Transportation Manager raises no objection. The present access is off a quiet unclassified road near to a road junction where speeds are slow.

Waste Water

A septic tank would be provided which would provide capacity to deal with waste water from the proposed dwelling. A package sewage treatment unit would be preferred in that this would provide a superior level of waste water treatment.

Ecology

No ecological implications arise from proposal, and enhancement can be secured by way of a planning condition..

Conclusion

The National Planning Policy Framework (with its three dimensions to sustainable development (namely economic, social and environmental role) in paragraph 6 states that the purpose of the planning system is to contribute to the achievement of sustainable development, as defined in paragraphs 18 to 219 of the NPPF.

This is not on balance considered to be a sustainable location for new private market housing which does not satisfy any exception in Policy RA3.

The supporting information provided by the applicant sets out the personal circumstances for the new annex along with support from local residents on this matter. While this is a social contribution to sustainable development, it carries only very limited weight, as personal circumstances do not run with the land on which permission relate, and in the long term this cannot be made a planning condition of any planning permission given the probable possibility of plot subdivision at a future date.

RECOMMENDATION: **PERMIT** ☐ **REFUSE** ☒

CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:
(please note any variations to standard conditions)

1. The proposal is considered to be a new dwelling which, by reason of its isolated rural location would be contrary to Policies SS1, SS2, SS3, SS6 and RA3 of the Herefordshire Local Plan: Core Strategy and the requirement to achieve sustainable development promoted in the National Planning Policy Framework.
2. The proposal by virtue of its massing and architectural detailing would not be locally distinctive in this sensitive location and would therefore be contrary to Policies SD1 and LD1 of the Herefordshire Local Plan: Core Strategy and the National Planning Policy Framework

Informatives

1. PP5.

FBM

Signed: Dated: 06/10/2017.....

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT ☐

REFUSE ☒



Signed: Dated: 10 October 2017.....