

<b>MEETING:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>25 MARCH 2015</b>
<b>TITLE OF REPORT:</b>	<p><b>150373 - PROPOSED ONE AND HALF STOREY EXTENSION (GARDEN ROOM REINSTATED AFTER EXTENSION) AT THE LAURELS, WELLINGTON, HEREFORD, HR4 8AT</b></p> <p><b>For: Mr Willimont per Border Oak Design &amp; Constuction Ltd., Kingsland Sawmills, Kingsland, Leominster, Herefordshire HR6 9SF</b></p>
<b>WEBSITE LINK:</b>	<a href="https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=150373&amp;search=150373">https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=150373&amp;search=150373</a>
<b>Reason Application submitted to Committee – Staff Application</b>	

**Date Received: 5 February 2015**

**Ward: Wormsley  
Ridge**

**Grid Ref: 349032,248099**

**Expiry Date: 28 April 2015**

Local Member: Councillor AJM Blackshaw

## **1. Site Description and Proposal**

- 1.1 The application site (The Laurels) lies on the southern side of the C1108 Road in the village of Wellington. Although the front door of the property is located on the north elevation, there is associated car parking sited to the rear of the dwelling and accessed off a small cul-de-sac which also serves three other dwellings. There is a detached garage located to the eastern boundary of the garden and accessed directly off the cul-de-sac. The building is a two storey, semi detached dwelling situated on a reasonably large plot. The main part of the dwelling is on an east-west axis with a gable projecting north off the front elevation and directly onto the road. Currently there is a single storey lean-to on the rear of the property leading onto the rear garden as well as the associated car parking. There is fencing and vegetation along the eastern and western boundaries with thick hedges and outbuildings, including a shed and greenhouse, on the southern boundary.
- 1.2 The existing dwelling is constructed of render and stone with some timber frame construction on the front elevation.
- 1.3 The site is directly to the south of Wellington House, a two storey Grade II listed building.
- 1.4 The dwelling located to the west, Wood View, is sited further back off the road than The Laurels. There are windows on the front elevation of this property, with a blank gable facing the application site.
- 1.5 The site lies within the Wellington Conservation Area.

- 1.6 The proposal is for the erection of a two storey extension to the rear, with an additional lean-to structure erected to the rear of this. The extension will carry on from the west elevation and site boundary, between this and a chimney breast. The main two storey extension will measure approximately 3.9m out from the rear elevation and is 6.7m in width. The height will be approximately 3.6m to the eaves and 7m to the ridge. The small lean-to element will measure 2.3m from the rear of the proposed one and a half storey extension and 4.5m in length. The height will be approximately 2m to the eaves and 3.3m where it meets the rear elevation of the proposed one and a half storey element.

## **2. Policies**

### **2.1 National Planning Policy Framework (NPPF)**

The following sections are of particular relevance to this application:

Introduction - Achieving Sustainable Development  
Section 7 - Requiring Good Design  
Section 12 - Conserving and Enhancing the Historic Environment

### **2.2 Herefordshire Unitary Development Plan 2007 (HUDP)**

S1	-	Sustainable Development
S2	-	Development Requirements
DR1	-	Design
H16	-	Car parking
H18	-	Alterations and Extensions
HBA4	-	Setting of Listed Buildings
HBA6	-	New Development within Conservation Areas

Herefordshire Core Strategy:

SS1	-	Presumption in Favour of Sustainable Development
LD1	-	Landscape and Townscape
LD4	-	Historic Environment and Heritage Assets

### **2.4 Neighbourhood Plan**

Wellington has a designated Neighbourhood Plan area but this plan has not reached a stage whereby it attracts any weight for the purpose of determining planning applications.

- 2.5 The Unitary Development Plan policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/unitary-development-plan>

## **3. Planning History**

- 3.1 DCCW2005/1480/F – Proposed detached garage – Approved 27 June 2005.
- 3.2 SH980271SZ – Construction of rear facing stone and hardwood conservatory (Certificate of Lawfulness) – Approved 27 February 1998.

## 4. Consultation Summary

### 4.1 Statutory Consultees

Welsh Water provides the following comments:

#### SEWERAGE

Some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal we request the applicant contacts our Operations Contact Centre on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

#### Internal Consultees

### 4.2 Historic Buildings Officer provides the following comments:

The Laurels is a stone and timber-framed dwelling probably dating from the 17<sup>th</sup>/18<sup>th</sup> century. Situated to the south of the main village street, it is not a designated heritage asset but is within the Wellington Conservation Area. Opposite the site to the north is the grade II listed Wellington House, another timber-framed dwelling of a similar scale to the application property.

The relevant heritage policies for the application are HBA4 and HBA6.

The proposal to add an extension to the rear of the property consisting of kitchen and garden room with an en suite bedroom above, is considered acceptable in principle. The scale of the existing property is considered capable of accepting the proposed increase without detriment to its character and appearance.

The extension is proposed to be of timber-frame construction with some stone being used in addition. This reflects the existing character of the property so that it would not appear out of place. It would be visible from the road, both to the east and west, but its scale and construction would be sympathetic to the conservation area character. It is considered therefore that the proposal is acceptable in relation to the conservation area policy HBA6.

The setting of Wellington House, across the road, will be changed to a relatively minor degree when both buildings are visible when approaching from the east or west along the road. However the change in outline and scale of The Laurels is not considered to represent any detrimental impact on the setting of the listed building. It is therefore considered that the proposal accords with policy HBA4.

Conditions will be required for samples of the slates and any new stone, rainwater goods should be cast metal, joinery details for new windows and doors, rooflight manufacturer and details (roof light should be set flush with the slate roof).

## 5. Representations

5.1 No representations have been received to the proposal.

5.2 The consultation responses can be viewed on the Council's website by using the following link:-

<http://news.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx>

## 6. Officer's Appraisal

- 6.1 In respect of extensions to dwellings planning policy H18 of the Herefordshire Unitary Development Plan (HUDP) is applicable. This states that proposals for extensions must ensure that the original dwelling remains the dominant feature, it would be in keeping with the character and appearance of the existing in terms of scale, mass, siting, detailed design and materials, would not adversely impact upon the living conditions of neighbours, amongst other criteria. This policy is considered to be in conformity with the National Planning Policy Framework (NPPF), which at paragraph 17 states that proposals should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

### Design

- 6.2 The proposed materials for the extensions are a stone base with timber frame construction above on the two storey element. The lean-to garden room will be constructed out of matching stone. There will be slate on the roof of both elements. Given that these materials will match the host dwelling, they are considered to be acceptable.
- 6.3 With a step down in the ridgeline between the existing dwelling and the proposed, the extension is considered to be suitably subordinate from the host dwelling. Furthermore, due to being located to the rear of the dwelling, it will be largely obscured from public view when looking from the road.

### Impact on Residential Amenity

- 6.4 There are windows proposed on the rear of the two storey element, one serving a bedroom, the other a bathroom. Noting that Wood View, the property to the west, has windows on the front elevation, and the proposed windows will face these, issues of overlooking could arise. However, given that there are existing windows on the first floor of the south elevation on The Laurels, the proposed windows will not result in any undue loss of privacy. Indeed it could be argued to be better than existing arrangement. The view from the proposed windows will be oblique and therefore they are not considered likely to lead to new detrimental issues of overlooking for the neighbouring dwelling.
- 6.5 There are two rooflights proposed on either side of the two storey extension. Given that their cills are 1.8m above floor level, they are unlikely to lead to issues of overlooking.
- 6.6 With the function of the garden room accommodated within the proposed lean-to, there will be windows on the east and south elevations as well as two rooflights. As these will look onto the applicants own rear garden, they are considered to be acceptable.
- 6.7 Some overshadowing of the neighbouring property is anticipated. However, due to the orientation of the proposal, this will be in the morning and onto the front garden of the neighbouring dwelling, Wood View. With this in mind, the proposal is not considered likely to be detrimental to the amenity of the neighbouring occupants.

### Impact on wider Conservation Area and opposite Grade II Listed Building

- 6.8 Given that the extension will be to the rear of the host dwelling, and largely obscured by the existing dwelling, as well as the comments received from the Council's Historic Buildings Officer, the proposal is not considered to be detrimental to the Conservation Area or the setting of Wellington House.

Conclusion

6.9 Given the above, the proposal is considered to be compliant with the relevant HUDP policies and NPPF and is therefore recommended for approval.

**RECOMMENDATION**

**That planning permission be granted subject to the following conditions:**

- 1. A01 Time limit for commencement (full permission)**
- 2. B02 Development in accordance with approved plans and materials**
- 3. C01 Samples of external materials**
- 4. D09 Details of rooflights**
- 5. D05 Details of external joinery finishes**
- 6. D10 Specification of guttering and downpipes**
- 7. I16 Hours of construction**

**Informative:**

- 1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.**

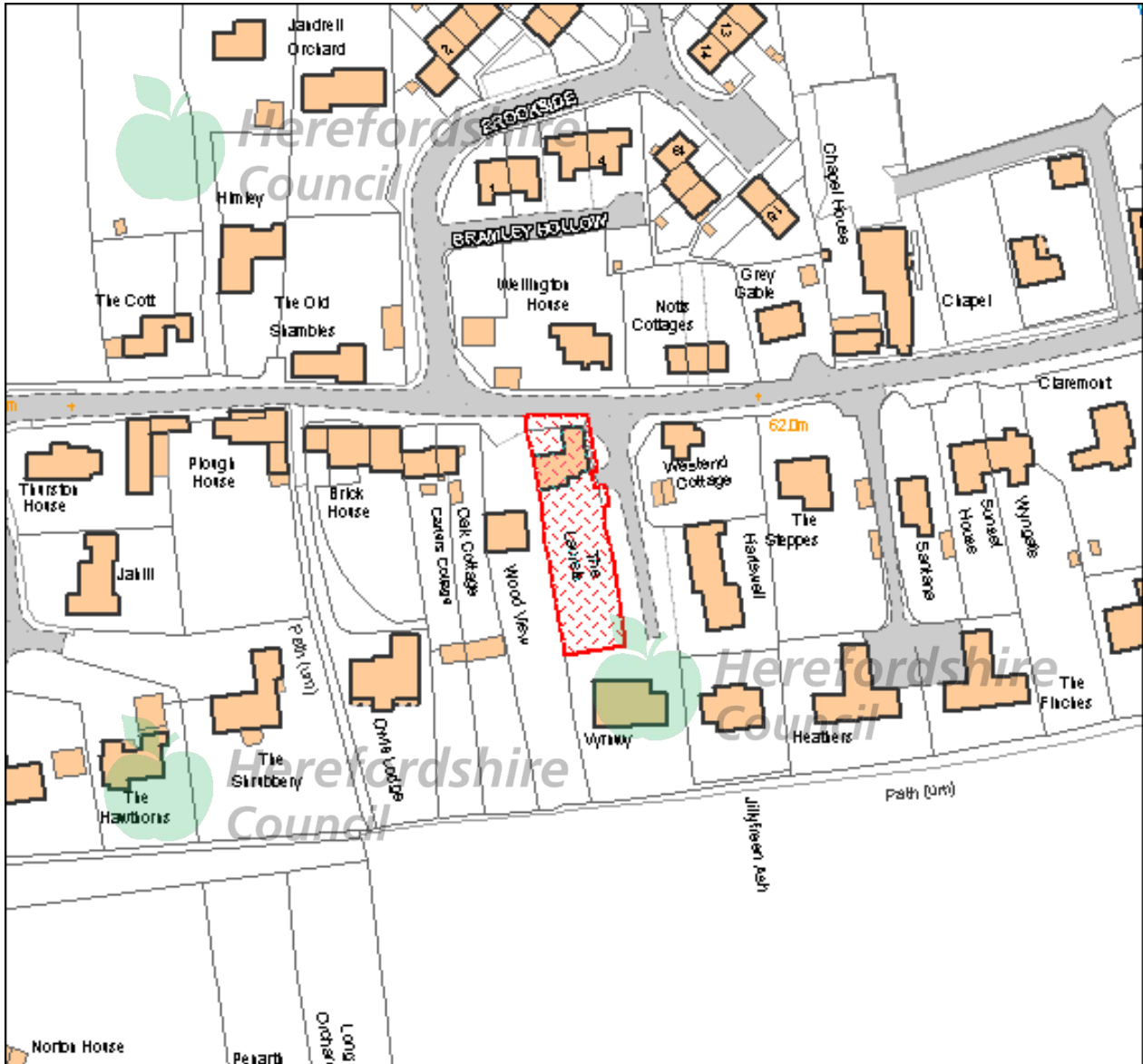
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** 150373

**SITE ADDRESS :** THE LAURELS, WELLINGTON, HEREFORD, HR4 8AT

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