

MEETING:	PLANNING COMMITTEE
DATE:	24 FEBRUARY 2010
TITLE OF REPORT:	<p>DMNE/092960/FH - SINGLE STOREY EXTENSION TO EXISTING DWELLING (FOLLOWING DEMOLITION OF EXISTING OUTBUILDING) TOGETHER WITH INTERNAL ALTERATIONS AT HOMESTEAD, PUTLEY GREEN, PUTLEY, LEDBURY, HEREFORD, HR8 2QN</p> <p>DMNE/092961/L - SINGLE STOREY EXTENSION TO EXISTING DWELLING (FOLLOWING DEMOLITION OF EXISTING OUTBUILDING) TOGETHER WITH INTERNAL ALTERATIONS AT HOMESTEAD, PUTLEY GREEN, PUTLEY, LEDBURY, HEREFORD, HR8 2QN</p> <p>For: Ms S Keetley per Nick Joyce Architects LLP, 5 Barbourne Road, Worcester, WR1 1RS</p>

Date Received: 18 November 2009 Ward: Frome Grid Ref: 365221.0,237586.0

Expiry Date: 14 January 2010

Local Member: Councillor PM Morgan,

1. Site Description and Proposal

- 1.1 The application site is located in open countryside on the edge of Putley, accessed from the C1305 classified road.
- 1.2 The application site comprises a Grade II 18th century timber-framed cottage with a clay tile roof and its associated curtilage area. The cottage has undergone some later additions and alterations, however it retains its character and historic merit
- 1.3 The proposal is for a single storey extension following the demolition of an existing outbuilding, together with internal alterations.

2. Policies

2.1 Planning Policy Guidance

Planning Policy Guidance Note 15 – Planning and the Historic Environment

2.2 Herefordshire Unitary Development Plan

DR1	-	Design
T8	-	Road Hierarchy
HBA1	-	Alterations and Extension to Listed Buildings

3. Planning History

- 3.1 NE2003/0497/L Repairs and alterations - Approved 25.04.03

4. Consultation Summary

Statutory Consultations

- 4.1 English Heritage recommends that the application is determined in line with national and local policies on the basis of the Conservation Manager's advice.

Internal Council Advice

- 4.2 The Traffic Manager originally made a number of comments raising concern regarding the access and egress. These issues have been addressed with amended plans and standard highways conditions are recommended.
- 4.3 The Conservation Manager is supportive of the scheme as "it would preserve the character of the building and would be suitably subservient."

He recommends that the pantiles be retained rather than being replaced with the proposed clay tiles. The other areas of the application are all acceptable and no objection is made to the proposal.

5. Representations

- 5.1 Putley Parish Council makes no objection to the proposal however comments that the extent of the north-west wall and brick wall extension should be reduced so that it does not present a danger to passing vehicles. They also request that the roof of the proposed extension on the south west elevation be fully tiled and not glazed, as they feel that this changes the character of the historic building considerably.

The full text of these letters can be inspected at Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Committee meeting.

6. Officer's Appraisal

- 6.1 The applicant is an employee of Herefordshire Council and holds a politically restricted post.
- 6.2 The proposed extension replaces the existing single storey construction whose flank elevation is adjacent to the road frontage. This has little architectural or historic merit and was a later addition to the original cottage. The removal of this extension and its replacement with the proposed is considered an enhancement. The feature of interest of this section is the pantiles to the façade which are unusual in this part of Herefordshire and should be retained. A condition to this effect is recommended.
- 6.3 The Parish Council raises concerns over the design of the proposed extension, namely that the roof of the proposed extension on the south west elevation be fully tiled and not glazed. The proposal is of a scale subservient to and in keeping with the character of the original cottage. The re-use of the existing pantiles and the installation of appropriate conservation style rooflights, will ensure that the appearance is acceptable. A condition is recommended to ensure this outcome.

- 6.4 The Conservation Manager notes that this proposal will enhance the character and appearance of the listed cottage, compliant with PPG15 and Herefordshire Unitary Development Plan policy HBA1.
- 6.5 The access to the property has substandard visibility in both directions along the C1305, with the parking area too narrow to reasonably allow turning within the curtilage.
- 6.6 Following consultation with the Traffic Manager the amended plans which aim to improve the access have been submitted. These propose:
- To maximize visibility to the left(south-west).
 - Panel fencing along the frontage on this side should be removed to the boundary with the neighbour (or reduced to max. 600 mm. above ground level).
 - Conifer shrub near highway should be removed or cut back.
 - To maximize visibility to the right (north-east). The full extent of the proposed 1 metre high wall should be reduced to a maximum of 600 mm. above ground level.

The proposal is considered to improve highway safety in this area and satisfy UDP policies DR1 and T8.

RECOMMENDATION

In respect of DMNE/092960/FH:

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 Prior to the commencement of the hereby permitted development, the following details and samples where appropriate, shall be submitted to the Local Planning Authority for written approval:**
 - (a) Tiles**
 - (b) Bricks**
 - (c) Bonding pattern**
 - (d) Mortar mix**
 - (e) Joinery details**
 - (f) Rainwater goods**
 - (g) Glazing details**

The development shall be carried out in strict accordance with the approved details and thereafter be maintained as such.

Reason: To safeguard the character and appearance of the Grade II listed building in accordance with Herefordshire Unitary Development Plan Policies DR1 and HBA1.

- 4 H05 Access gates**
- 5 H13 Access, turning area and parking**

INFORMATIVES:

- 1 HN01 Mud on highway**
- 2 HN05 Works within the highway**

- 3 **HN10 No drainage to discharge to highway**
- 4 **HN22 Works adjoining highway**
- 5 **N15 Reason(s) for the Grant of Planning Permission**

Decision:

Notes:

Background Papers

Internal departmental consultation replies.

In respect of DMNE/092961/L:

That listed building consent be granted subject to the following conditions:

- 1 **D01 Time limit for commencement (Listed Building Consent)**
- 2 **C07 Development in accordance with approved plans and materials**
- 3 **Prior to the commencement of the hereby permitted development, the following details and samples where appropriate, shall be submitted to the Local Planning Authority for written approval:**
 - (a) **Tiles**
 - (b) **Bricks**
 - (c) **Bonding pattern**
 - (d) **Mortar mix**
 - (e) **Joinery details**
 - (f) **Rainwater goods**
 - (g) **Glazing details**

The development shall be carried out in strict accordance with the approved details and thereafter be maintained as such.

Reason: To safeguard the character and appearance of the Grade II listed building in accordance with Herefordshire Unitary Development Plan Policies DR1 and HBA1.

INFORMATIVES:

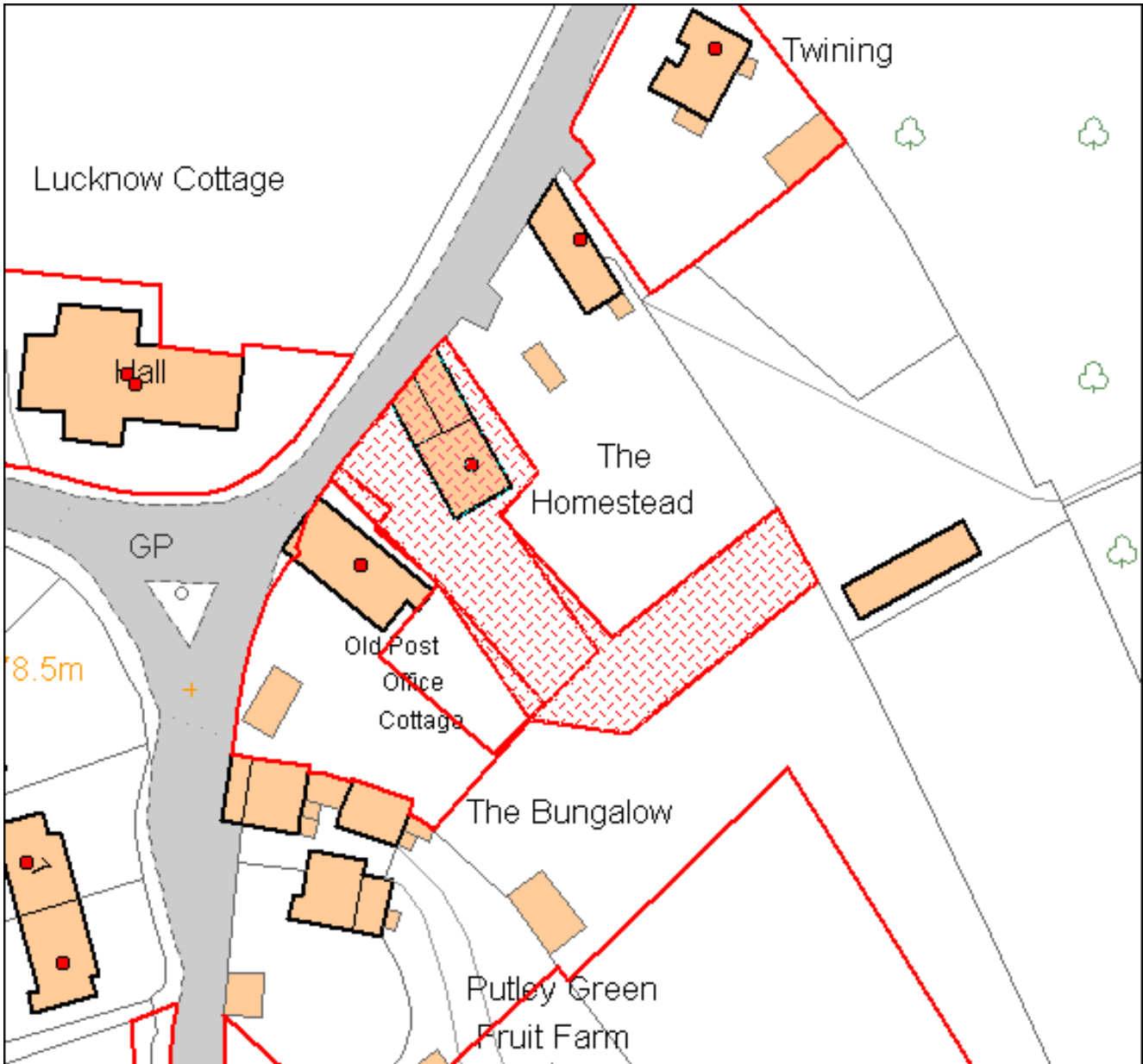
- 1 **N15 Reason(s) for the Grant of Listed Building Consent**

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DMNE/092960/FH & DMNE/092961/L

SITE ADDRESS : HOMESTEAD, PUTLEY GREEN, PUTLEY, LEDBURY, HEREFORDSHIRE, HR8 2QN

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