

13A DCSE2006/3076/F - PROPOSED ORANGERY ANNEX TO DWELLING, ALTERATIONS AND RENOVATIONS TO DWELLING, RENOVATIONS OF GATEHOUSE, RESTORATION OF BOUNDARY WALLS AND STRUCTURE. NEW SWIMMING POOL.

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AT STONE HOUSE, WOOLHOPE, HEREFORDSHIRE, HR1 4QR.

For: Mr. & Mrs. Dixon per RRA Architects, Packers House, 25 West Street, Hereford, HR4 OBX.

Date Received: 22nd September, 2006 Ward: Old Gore 61231, 35604

Expiry Date: 17th November, 2006

Local Member: Councillor J.W. Edwards

1. Site Description and Proposal

1.1 Stone House is an imposing Grade II Listed building on the opposite side of the village green. The Stone Barn, a Grade II Listed building is to the east. The site is located in the Woolhope Conservation Area, and within the Wye Valley Area of Outstanding Natural Beauty.

1.2 This application proposes the following:

- Replacement of a lean-to conservatory which is at rear of Stone House with orangery;
- Flat roofed portico;
- Replacement of lych gate with wrought iron gates;
- Renovation and extension of gate house to provide living accommodation;

2. Policies

2.1 Planning Policy Statements and Guidance

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|-------|---|---|
| PPS1 | - | Delivering Sustainable Development; and |
| PPG15 | - | Planning and the Historic Environment. |

2.1 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S2	-	Development Requirements
Policy S7	-	Natural and Historic Heritage
Policy DR1	-	Design
Policy H18	-	Alterations and Extensions
Policy LA1	-	Area of Outstanding Natural Beauty
Policy LA2	-	Landscape Character and Areas Least Resilient to Change
Policy HBA1	-	Alterations and Extensions to Listed buildings
Policy HBA6	-	New Development within Conservation Areas
Policy HBA12	-	Re-use of Rural Buildings
Policy HBA13	-	Re-use of Rural Buildings for Residential Use

2.2 Malvern Hills District Local Plan

Conservation Policy 2	-	New Development in Conservation Areas
Conservation Policy 9	-	Alterations and Extensions to Listed buildings
Conservation Policy 12	-	Residential Conversion of Agricultural and other Rural Buildings
Landscape Policy 2	-	Development within Areas of Outstanding Natural Beauty
Landscape Policy 3	-	Development within Areas of Great Landscape Value

2.3 Hereford and Worcester County Structure Plan

Policy H16A	-	Housing in Rural Areas Development Criteria
Policy H18	-	Residential Development in Rural Settlements
Policy CTC1	-	Development in Areas of Outstanding Natural Beauty
Policy CTC2	-	Development in Areas of Great Landscape Value
Policy CTC9	-	Development Criteria.

3. Planning History

3.1 None.

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 Traffic Manager – no objection.

4.3 Conservation Manager – no objection in principle.

5. Representations

5.1 A Design and Access Statement has been submitted with this application:

- The property has been adapted in the past and has had the classical entrance canopy on the north elevation replaced by a lean-to roof supported by 2 rusticated rubble stone piers;

- The lean-to roof will be replaced with a traditional portico with leaded flat roof;
- The gated entrance has been fashioned to form a lych gate and is alien;
- The lych gate will be replaced by iron gates; and
- The conservatory on the rear of the building will be replaced by an orangery.

5.2 Letter of objection from Mr. and Mrs. A.W. Gunn, The Stone Barn, Woolhope:

- Concerned with the height and depth of the garage; and
- The extension to the gatehouse will look into our garden.

5.3 Woolhope PC were concerned that the height of the proposed building could affect the neighbours as stated in the letter from Mr and Mrs Gunn. Although aware that the lych gate is a later addition to the property it has been there for more than 40 years and concern was expressed regarding its removal. Councillors felt that it would be a great shame to see the feature lost, and several parishioners have also expressed similar concerns. Councillors also felt that it would not be an improvement to see wrought iron gates in place of the lych gate. They also consider that the existing porch over the front door to this Listed property should remain the same.

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 Stone House is an imposing Listed building that is located in the centre of Woolhope, opposite the village green.

6.2 In dealing with applications for alteration and extensions to Listed buildings, it is a statutory requirement to have special regard to the desirability of preserving building its setting or features of special architectural or historic interest that it possesses. The Stone House has been altered and extended with a lean-to conservatory extension to the rear, and lean-to porch on the front. These additions have had a detrimental and damaging affect on the architectural/historic character of this Listed building. The existing front porch is unsympathetic in terms of its size, style and use of materials. The replacement front porch will have a classical Tuscan Order portico supported by stone columns. The scale and detailing of the portico is considered acceptable to the character of the original building. The conservatory addition that is at the rear of the building is also considered harmful to the historic form of this Listed building. The replacement orangery will be bigger than the existing conservatory. Following negotiation the detailing of the orangery is considered acceptable. It is not considered the orangery will harm the character and setting of the Listed building.

6.3 The lych gate, which is at the front of the building, is not an original structure. There is evidence of within the flanking brick piers of stone copings and formal gates, there are hinge locations. The gates and the stone copings are considered more appropriate to the setting of this Listed building, and there is no objection to this aspect of the proposal.

6.4 The gatehouse building is in poor condition and will require substantial work to bring it into alternative use. The application proposes a first floor. The building has been designed so as not cause overlooking of the neighbours garden. There are no windows in the elevation facing Stone Barn. The wall that runs along the boundary

gives protection to the residential amenity of the neighbour from overlooking that may arise.

- 6.5 The site is located in an attractive part of the Woolhope Conservation Area where there is a statutory requirement for development to either enhance or preserve the character and appearance of the area. The removal of the lych gate, which is non-original, and of little intrinsic value to the area will not be detrimental to the character of this part of the conservation area.

RECOMMENDATION

In respect of DCSE2006/3076/F:

That planning permission be granted subject to the following conditions:

1 A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

3 C04 (Details of window sections, eaves, verges and barge boards)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

4 C02 (Approval of details)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

5 E16 (Removal of permitted development rights)

Reason: [Special Reason].

6 E17 (No windows in side elevation of extension)

Reason: In order to protect the residential amenity of adjacent properties.

7 H05 (Access gates)

Reason: In the interests of highway safety.

Informatives:

1 N15 - Reason(s) for the Grant of Planning Permission

2 N19 - Avoidance of doubt

Decision:

Notes:

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In respect of DCSE2006/3077/L:

That Listed Building Consent be granted subject to the following conditions:

- 1. C.01 (Time limit for commencement (listed building consent))

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 C04 (Details of window sections, eaves, verges and barge boards)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

- 3 C02 (Approval of details)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

Informatives

- 1. N15 - Reason(s) for the Grant of Listed Building Consent
- 2. N19 - Avoidance of doubt

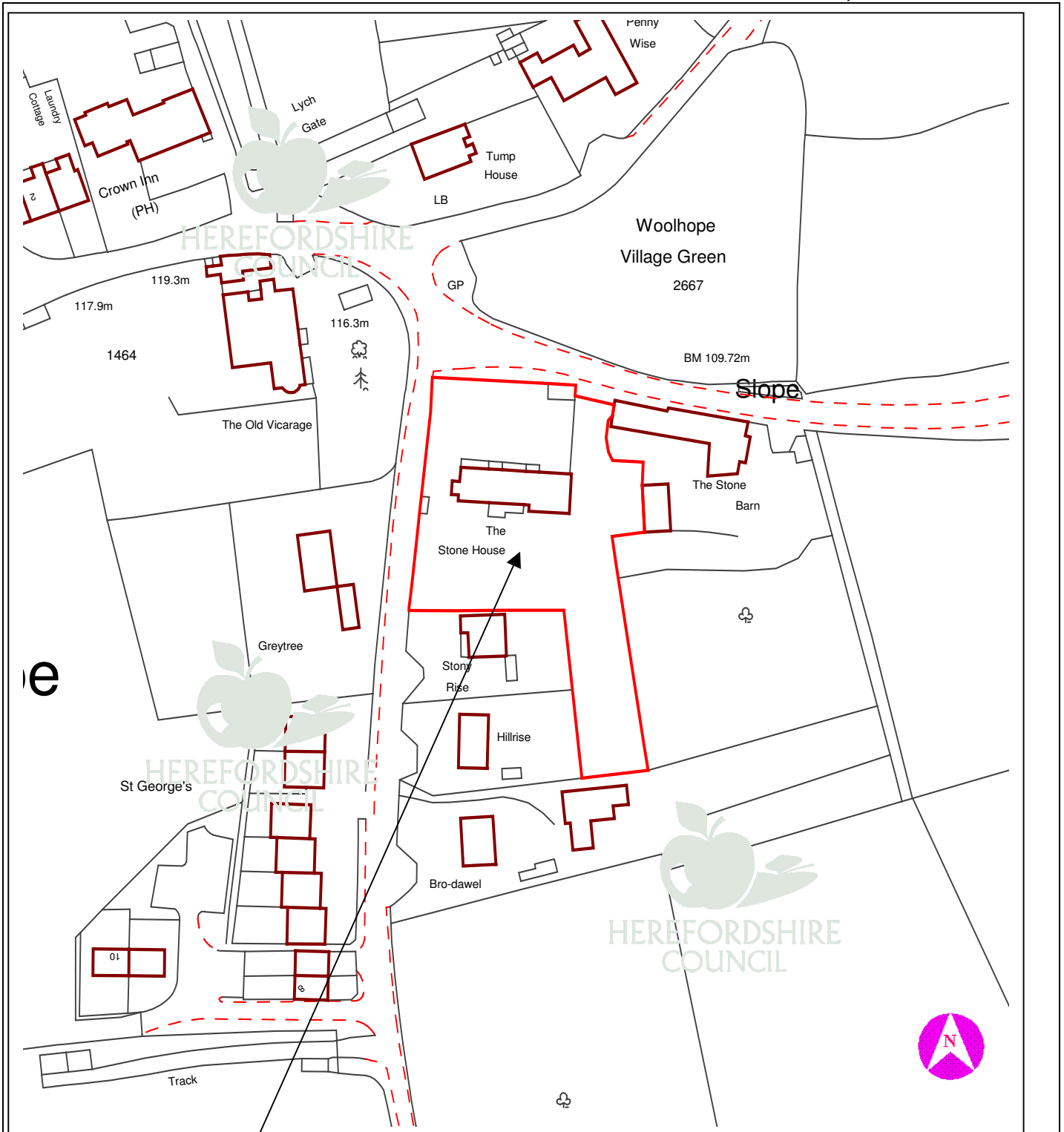
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/3077/L

SCALE : 1 : 1250

SITE ADDRESS : Stone House, Woolhope, Herefordshire, HR1 4QR

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