

**9 DCSW2006/3297/F - FIRST FLOOR EXTENSION,  
HAREWOOD COTTAGE, HAREWOOD END,  
HEREFORD, HEREFORDSHIRE, HR2 8JT.**

**For: Mr. & Mrs. B. Holland per Mr. A. Last, Brookside  
Cottage, Knapton Green, Herefordshire, HR4 8ER.**

**Date Received: 13th October, 2006**

**Ward: Pontrilas**

**Grid Ref: 52941, 26931**

**Expiry Date: 8th December, 2006**

Local Member: Councillor G.W. Davis

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

- 1.1 The proposal site is reached off the northern side of the A49(T) road at Harewood Inn. The Harewood Inn is immediately to the north-west separated from the application site by an unadopted track that serves Harewood Cottage and further to the north-east is a workshop.
- 1.2 Harewood Cottage has previously been extended with a two-storey extension to the rear providing a master bedroom and en-suite bathroom. A dormer extension was also approved as part of this 1992 planning permission. The dormer faces the A49(T) road. A proposal to extend the building by increasing the ridge height on a single-storey element on the south-eastern side and by extending rearward was refused and then the subject of an appeal which was dismissed in 2004. The Inspector considered that the existing balance between original cottage as viewed from the A49(T) and the new extension would harm the overall character and appearance of the building.
- 1.3 The current proposal entails increasing the pitch of the concrete tiled roof on the roadside elevation (i.e. facing the A49(T) and then erecting a dormer window into this new roof larger than the existing off-centred one. The new roof will then continue into a new roof over a first floor addition over the existing living room. A balcony is proposed on the rear elevation, it projects out 800mm and is 3.3 metres wide.

## **2. Policies**

### **2.1 Herefordshire Unitary Development Plan (Revised Deposit Draft)**

Policy DR.1	-	Design
Policy H.18	-	Alterations and Extensions
Policy LA.1	-	Areas of Outstanding Natural Beauty

### **2.2 South Herefordshire District Local Plan**

Policy GD.1	-	General Development Criteria
Policy C.5	-	Development within Area of Outstanding Natural Beauty
Policy SH.23	-	Extensions to Dwellings

### 3. Planning History

- 3.1 SH920993PF Two-storey extension and dormer window - Approved 26.08.92
- SW2003/1392/F First floor extension - Refused 03.07.03  
Dismissed on Appeal  
29.04.04

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 The Highways Agency has no objection.

#### Internal Council Advice

- 4.2 The Public Rights of Way Manager has no objections.

### 5. Representations

- 5.1 Harewood Parish Council has no objections.
- 5.2 Pencoyd Parish Council also has no objections.
- 5.3 Two letters of representation have been received from:

Mr. B.E. Bennett, 5 Woodfield, Harewood End, HR2 8JT  
Y. & G. Meek, Badger's Wood, Harewood End, HR2 8JT

The following main points are raised:

- extended enough
- extension also likely to affect bridleway
- path already affected by detergent and grease from fork lift repair garage
- shared cesspit blocked up, given number by guests, employees, king size bath installed
- no more sinks, toilets, showers or baths
- balcony would infringe upon our privacy.

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 The main issues relate to the principle of extending the dwelling further and with particular reference to the appeal decision relating to the previously submitted scheme, issues raised relating to foul drainage matters and lastly the introduction of a balcony on the rear extension of the first floor addition.
- 6.2 The Inspector was concerned with the relationship of the extension to the existing cottage when dismissing the appeal two years ago. It was taller and projected further south, i.e. towards the trunk road than as currently proposed. The extension was a

two-storey extension which was only marginally lower than the ridge on the existing cottage. Not only did the extension proposed then compete with the main dwelling it also overwhelmed the existing and original element, the cottage to this extensively extended rendered dwelling. The current application does not extend the footprint of the building, as previously and also the bulk of the extension has been reduced particularly when viewed, and as stated by the Inspector, from the trunk road. The original dwelling still remains the dominant element when viewed from the trunk road, as required by planning policy in the South Herefordshire District Local Plan and Unitary Development Plan.

- 6.3 The issues raised by residents relating to foul drainage are matters that strictly fall outside the remit of the determination of this particular planning application. They are matters between the two parties.
- 6.4 The final issue is one relating to the installation of a balcony to the rear of the first floor addition above the living room. This balcony is not visible from view from the A49(T) trunk. This structure is identical to one that was dealt with by the local planning authority and subsequently by the planning inspectorate when determining the previously submitted scheme. There is an established hedgerow of between 3 to 4 metres between the proposal site and Badger’s Wood. This screen between the two properties will continue to provide privacy for residents at Badger’s Wood. Also, there are restricted opportunities for overlooking, given the projection of the balcony out from the rear wall of the proposed extension.

**RECOMMENDATION**

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

- 1. **A01 (Time limit for commencement (full permission))**

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

**Informative(s):**

- 1. **N19 - Avoidance of doubt**
- 2. **N15 - Reason(s) for the Grant of Planning Permission**

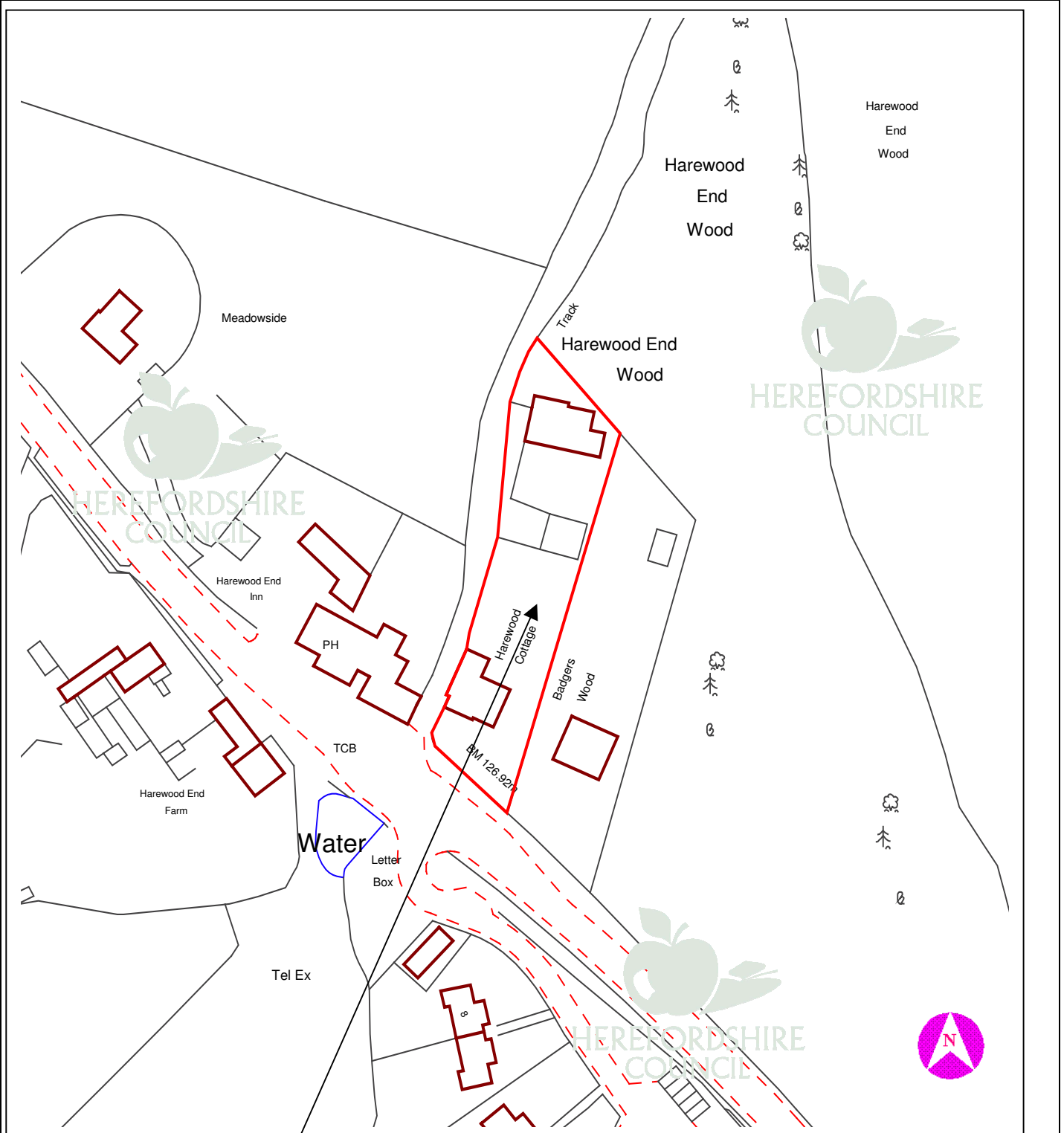
Decision: .....

Notes: .....

.....

**Background Papers**

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

**APPLICATION NO:** DCSW2006/3297/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Harewood Cottage, Harewood End, Hereford, Herefordshire, HR2 8JT

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005