

**10 DCSW2007/0614/F - TWO STOREY AND SINGLE STOREY EXTENSIONS, MOSSBURN, NEW MILLS, CLEHONGER, HEREFORD, HR2 9TL.****For: Aspey Property Development Ltd per Mr A Poulter  
Alan Poulter Architecture, The Croft, Trellech,  
Monmouth, NP25 9TL.****Date Received: 28th February 2007      Ward: Stoney Street      Grid Ref: 44105, 37514****Expiry Date: 25th April 2007**

Local Member:      Councillor D.C. Taylor

**1. Site Description and Proposal**

- 1.1 The site known as Moss Burns is situated outside the main settlement of Clehonger and falls within open countryside. The site is also adjacent to an identified floodplain zone 2. Moss Burns is a typical small cottage, comprising two bedrooms at first floor designed with a catslide roof to the rear, being rendered and having small lean-to sections to the north, west and east elevations. It lies within substantial grounds with the land being at two levels. Directly off the u/c 73413 is flat serving the drive and parking area and providing a single garage to the northern boundary. The roadside boundary to the west has a line of mature trees and hedgerow, screening the property from the northerly direction. The land beyond this area inclines to a higher flat level served by steps leading to the cottage, where mature hedgerow continues along the north and southern boundaries, dividing neighbour properties. The property to the north is known as Didley Cottage and to the south is known as Keyse Cottage.
- 1.2 The proposal is to remove the lean-to on the north elevation and create a further single storey lean-to measuring 5.6m x 1.5m x 3.3m for entrance and w.c. The small porch to the west elevation is to be replaced with an open canopy to the front door. To the rear eastern elevation the flat roof porch is removed and a two storey gabled extension is formed over the catslide roof measuring 7m x 6.7m to form two further bedrooms, bathroom and shower room, creating a four bedroom cottage. Materials of render for the walls, slates for the roof and timber window casements are proposed.
- 1.3 The submitted plans raised concerns regarding the size and scale of the proposed rear extension and through negotiations amended plans were received on the 2nd April 2007, which was subject to further consultations. The amended plan reduced the length of the rear extension from 7m to 5.2m, reducing the total number of bedrooms to three, with bathroom and en-suite as well as creating a further parking space to the front elevation.

**2. Policies****2.1 Planning Policy Statements**

PPS.7                      -                      Sustainable Development in Rural Areas

## 2.2 Herefordshire Unitary Development Plan

Policy S.1	-	Sustainable Development
Policy DR.1	-	Design
Policy H.7	-	Housing in the Countryside Outside Settlements
Policy H.18	-	Alterations and Extensions

## 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 observations:-

"No objection to the amended plans, I note that the proposed extension has been reduced and the property would have 3 bedrooms, also the car parking area has been increased".

## 5. Representations

5.1 In a letter dated 29th March, 2007, accompanied by amended plans received on the 2nd April, 2007, the applicant's agent states:

- The front canopy and lean-to side extension are retained
- Rear extension significantly reduced in size by removing one of the proposed bedrooms.
- Only one small bathroom window at first floor on north elevation
- Windows to south and west are all existing
- Extension to rear (east elevation) there is a bedroom and smaller bathroom window
- Indicated a larger hardstanding for parking of two vehicles in addition to the existing garage

5.2 Clehonger Parish Council observations are awaited regarding submitted and amended plans.

5.3 Adjoining Allensmore Parish Council has no objection to the amended plans.

5.4 Adjoining Eaton Bishop Parish Council has no objection to the submitted plans. Awaiting response to amended plans.

5.5 Adjoining Kingstone Parish Council has no objection to the submitted plans. Awaiting response to amended plans.

5.6 The submitted plan received two letters of representations from:-

Kathy Maddy, New Mills, Clehonger, Hereford. HR2 9TL

Jane Hooper, Keyse Cottage, New Mills, Clehonger, Hereford. HR2 9TL

The following main points are raised:

- Small rural hamlet comprising traditional country cottages maintaining their original character.
- Proposal reflects modern large house totally inappropriate and out of character.
- Concerns regarding water and foul drainage.
- Property within flood plain, further building may affect natural drainage and own property could be susceptible.
- North elevation window should be obscured glazing.
- Garage removed would be left with minimal privacy, if removed, presume will replace with similar size and style.

5.7 The amended plan received one letter of representation from:-

Jane Hooper, Keyse Cottage, New Mills, Clehonger, Hereford. HR2 9TL

The following main points were raised:

- Appreciate that proposed plans have been slightly modified it does not address or rectify the objections raised.
- South and east elevations will now be overlooking Keyse Cottage as in original plans, invasion of our privacy that has been guarded for 100 years.

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

## **6. Officer's Appraisal**

6.1 The main issues are considered to be the effect of the proposal upon the original dwellinghouse, neighbouring amenity and provision of parking.

6.2 Policy H18 of the Herefordshire Unitary Development Plan seeks to ensure that the original building, as built since 1948, would remain the dominant feature when assessing proposals for extensions to dwellinghouses. Furthermore, such extensions should be in keeping with the character of the existing dwelling and its surroundings in terms of scale, mass, siting, detailed design and materials, as well as protecting the privacy and amenity of occupiers of neighbouring residential property and providing adequate off street parking provision.

6.3 The proposal seeks to modernise this small two-bedroom cottage, currently in a poor condition having a small lean-to on the north elevation and flat roof porch to the west and east. The scheme seeks to remove these elements and replace with a new open canopy to the west elevation over the front door and a single storey extension to the north, comprising new entrance and w.c. These additions are considered to be acceptable in terms of scale and design upon the existing cottage.

- 6.4 The main alteration to the amended plan is the reduction in size of the extension over the catslide roof to the rear elevation. Presently, the existing ground floor width under the catslide roof measures 3.6m, comprising kitchen, hall and bathroom. The reduced extension now measures 5.2m from 7m, this being originally sought, thus reducing the number of bedrooms and creating a three bedroom cottage. This reduction has reduced the gable projection to the north and south aspect, albeit it would have been beneficial to maintain the existing ground floor area of 3.6m, the resultant scheme would have created a cramped first floor without achieving suitable habitable living space. On balance the size and scale of the rear elevation is acceptable upon the existing cottage.
- 6.5 Turning to the objections received by neighbouring properties, their amenity in terms of overlooking and privacy of their gardens has been thoroughly assessed. At present the south elevation retains the existing small windows, which will now serve the hall and staircase. The north elevation inserts a small window to serve the en-suite to bedroom 1. The main issue relates to the first floor extension to the east elevation, this presently does not have any windows. There are two windows to be inserted, a bathroom window and window to bedroom 3. Having regard to the angled degree of overlooking from first floor windows, the bathroom window would overlook the northeast corner of the garden of Keyse Cottage and the bedroom window would view less of this section. Consideration would be given to condition the design and use of glazing for the bathroom window and it is considered that the first floor extension would not have an unacceptable impact upon the privacy and amenity of this neighbouring property. Turning to Didley Cottage, north of the proposal site, the window to the bedroom would only view the north-east corner of the garden of Didley Cottage, which in view of the length of their garden, this is also considered to be acceptable.
- 6.6 Other concerns regarding water and foul drainage and possible flooding due to the proposed extensions have also been noted. It is stated that water and foul will be disposed of via soakaways and septic tank. No information has been submitted regarding the efficiency of the septic tank, however, this would be subject to the necessary tests carried out by Building Regulations to ensure that the septic tank and soakaways serve their purpose. Nevertheless, a planning condition to ensure satisfactory arrangements would be appropriate in this instance.
- 6.7 The area does lie within a floodplain zone 2. Having regard to the Environment Agency's planning response matrix, it was not necessary to consult the Agency given that the proposed extensions fall within zone 2. As such the proposal should not cause a future flood risk to the property and its surroundings.
- 6.8 The Highway Engineer has no objection to the amended plan, because the layout has now increased the parking space for two cars and that the original garage will remain. The removal of the garage to the northern boundary also raised concerns by the adjoining neighbour, in terms of loss of privacy. As stated this will remain in its original position and thus removing this element of concern.
- 6.9 The proposal satisfies the above mentioned Unitary Development Plan policies regarding extensions to dwellinghouses. It is considered that the resultant scheme would not have a detrimental impact upon the character of the existing cottage and would not adversely affect the neighbouring properties to the north and southern boundaries.

**RECOMMENDATION**

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. A09 (Amended plans)**

**Reason: To ensure the development is carried out in accordance with the amended plans.**

**3. Notwithstanding the approved drawings, details of the following shall be submitted to and approved by the local planning authority prior to the commencement of any works:**

- (a) render finish and colour**
- (b) slate**
- (c) joinery finish**

**The development shall be carried out in accordance with the approved details.**

**Reason: To safeguard the character and appearance of this building.**

**4. E18 (No new windows in specified elevation)**

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

**5. Prior to the use or occupation of the extension hereby permitted, and at all times thereafter, the windows marked 'X' on the approved plans shall be glazed with obscure glass only.**

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

**6. F24 (Standard of septic tank/soakaway system)**

**Reason: To prevent pollution of the water environment.**

**7. G09 (Retention of trees/hedgerows)**

**Reason: To safeguard the amenity of the area.**

**Informative(s):**

**1. N19 - Avoidance of doubt**

**2. N15 - Reason(s) for the Grant of Planning Permission**

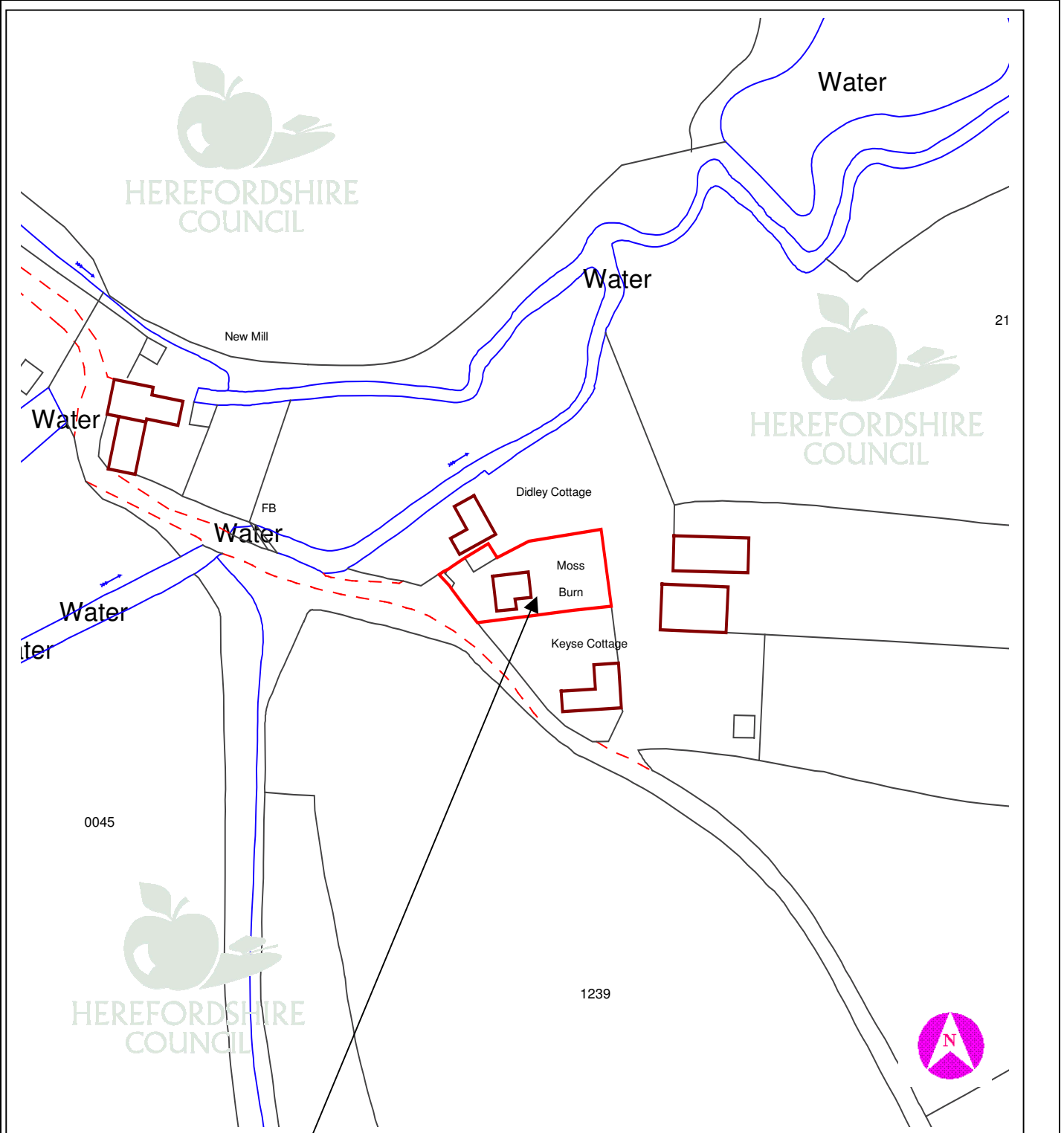
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSW2007/0614/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Mossburn, New Mills, Clehonger, Hereford, Herefordshire, HR2 9TL

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