

10 DCNC2007/1479/F - PROPOSED REAR EXTENSION AND NEW FRONT PORCH AT MIDDLETON FARM HOUSE, MIDDLETON, LITTLE HEREFORD, LUDLOW, SHROPSHIRE, SY8 4LQ

For: Dr C Harrison per Mr P Simkin, Thorne Architecture Ltd, Creative Industries Centre, Glaisher Drive, Wolverhampton Science Park, Wolverhampton, WV10 9TG

Date Received:
14th May 2007
Expiry Date:
9th July 2007

Ward:
Upton

Grid Ref:
54794, 69813

Local Member: Councillor J Stone

Introduction

This application was deferred by Committee on 27th June 2007 in order that further consultations could be completed on amended plans.

1. Site Description and Proposal

- 1.1 The application relates to a substantial detached dwelling. It is predominantly of brick construction with a single storey lean-to extension and conservatory to the rear and a timber frame addition to the side. The dwelling is well proportioned and is an imposing feature at the roadside and within the context of the loose group of buildings that can be found in the locality. It is particularly characterised by its parapetted gable ends and substantial brick chimney stacks. The front door is offset to the left hand side and two original window openings have been blanked.
- 1.2 A concreted yard lies to the left hand side, between the dwelling and what were associated farm buildings. These are arranged in an "L" shape and serve to enclose the area, but have been converted to independent residential dwellings. To the rear of the dwelling are a series of smaller outbuildings that appear to be used for general domestic storage purposes.
- 1.3 The proposal is for the erection of a two storey rear extension and the addition of a porch to the front. The amended plans show a first floor over the existing lean to element and the extension considerably reduced in its size and scale from the originally submitted scheme. It is 2.4 metres narrower and, rather than having twin gables intersecting the roof, the amended plans show a single ridge line running parallel to and 1.8 metres lower than the existing. The size of the conservatory has been increased to become a more useable space but its design is as per the original submission.
- 1.4 The porch is offset to the right and is a simple lean-to off a brick plinth.

- 1.5 The scheme also includes the widening of an existing access, re-surfacing of the tiered concrete yard with gravel and shows a fence along the boundary with the adjacent converted barns.

2. Policies

Herefordshire Unitary Development Plan.

H18 - Alterations and extensions

DR1 - Design

HBA8 - Locally important buildings

3. Planning History

NC07/0577/F - Proposed erection of a two storey rear extension, porch and garage block - Refused 18th April 2007 for the following reasons.

1. The rear extension pays little regard to the character or appearance of a dwelling that has some prominence within the locality. In particular the flat roof extension does not reflect its architectural quality and the proposal is contrary to policies DR1(1) and H18(2) of the Herefordshire Unitary Development Plan.
2. The proposed porch would introduce an unduly dominant feature into a simple elevation. It does not respect the character or appearance of the dwelling and is therefore contrary to policies DR1(1) and H18(2) of the Herefordshire Unitary Development Plan.
3. The introduction of a new building into the area between the dwelling and its former farm buildings will completely disrupt their historic relationship, contrary to policies DR1 and HBA8 of the UDP."

4. Consultation Summary

Statutory Consultations

- 4.1 None required

Internal Council Consultations

- 4.2 Transportation Manager - No objections

5. Representations

- 5.1 Five letters of objection have been received from the following:-

Mrs. Thorneycroft - Spring Cottage, Middleton

Mr. G. Glenister - Crease Cottage, Middleton

Mr. & Mrs. Phillipson - Field House, Middleton

Mr. & Mrs. Vile - March Cottage, Middleton

Mr. & Mrs. McGhee - The Old Cider Mill Middleton

In summary the points raised are as follows:-

- (i) The extension will overlook the garden of The Old Cider Mill.
- (ii). It is out of character with the area.
- (iii). A proposed fence along the boundary with the converted barns will destroy the historic links between the two.
- (iv). Changes to the access will give a suburban appearance.

One further letter has been received in response to the re-consultation following the receipt of the amended plans from Mr & Mrs Phillipson, Field House, Middleton. They advise that they no longer object to the alterations to the extension, but remain concerned about the re-surfacing of the yard, the changes to its levels and the erection of a fence along the boundary with the converted barns.

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

6. Officers Appraisal

6.1 This is a revised application following the refusal described above. A number of changes have been made to the proposal. The main three being as follows:-

- (i) the deletion of a proposed garage block;
- (ii) alterations to the extension to omit the flat roof originally proposed;
- (iii) the reduction in size and simplification of the porch.

The amended scheme is considerably more subservient than the originally submitted scheme and is acceptable in terms of its design. It moves first floor windows even further away from the neighbouring property where objections have been raised in respect of overlooking. Officers did not consider that there was any demonstrable loss of privacy originally and this remains the case. Similarly, the revisions to the design of the porch are acceptable.

6.4 The inclusion of a fence along the boundary between the application site and the converted barns is unfortunate and will disrupt the historic relationship between the two. However, provided that the fence does not exceed 2 metres in height, it would constitute permitted development and in itself does not require the benefit of planning permission.

6.5 The application also includes some alterations to widen the access. Presently, the roadside boundary and access is defined by a low stone wall. Subject to similar detailing, the widening of the access is considered to be acceptable.

6.6 The changes to the level of the yard and the intention to re-surface are, like the erection of the fence, permitted development and in themselves do not require the benefit of planning permission. Nevertheless, concerns about drainage and surface water run-off would seem difficult to substantiate given that the intention is to replace the concrete with a porous gravel surface.

6.6 It is, therefore, concluded that the proposal accords with the relevant UDP policies. The extension and porch are appropriate in terms of their scale and design and will not impact upon residential amenity. The new access is similarly acceptable and the proposed fence is permitted development up to a height of 2 metres. It is therefore recommended that planning permission be approved.

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 - **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.
- 4 - **C05 (Details of external joinery finishes)**
Reason: To safeguard the character and appearance of this building.
- 5 - **Prior to the commencement of the development hereby approved, full details of the alterations to the existing access shall be submitted to, and approved in writing by, the local planning authority. The alterations shall be carried out in accordance with the approved details.**
Reason: In the interests of the character and appearance of the surrounding area.
- 6. **A09 (Amended plans)**

INFORMATIVES:

- 1 - **N15 - Reason(s) for the Grant of PP/LBC/CAC**
- 2 - **N19 - Avoidance of doubt**
- 3 - **The applicant is advised that the fence shown on the approved plan constitutes permitted development by virtue of Schedule 2, Part 2, Class A of the Town & Country Planning (General Permitted Development) Order 1995, provided that it does not exceed 2 metres in height.**

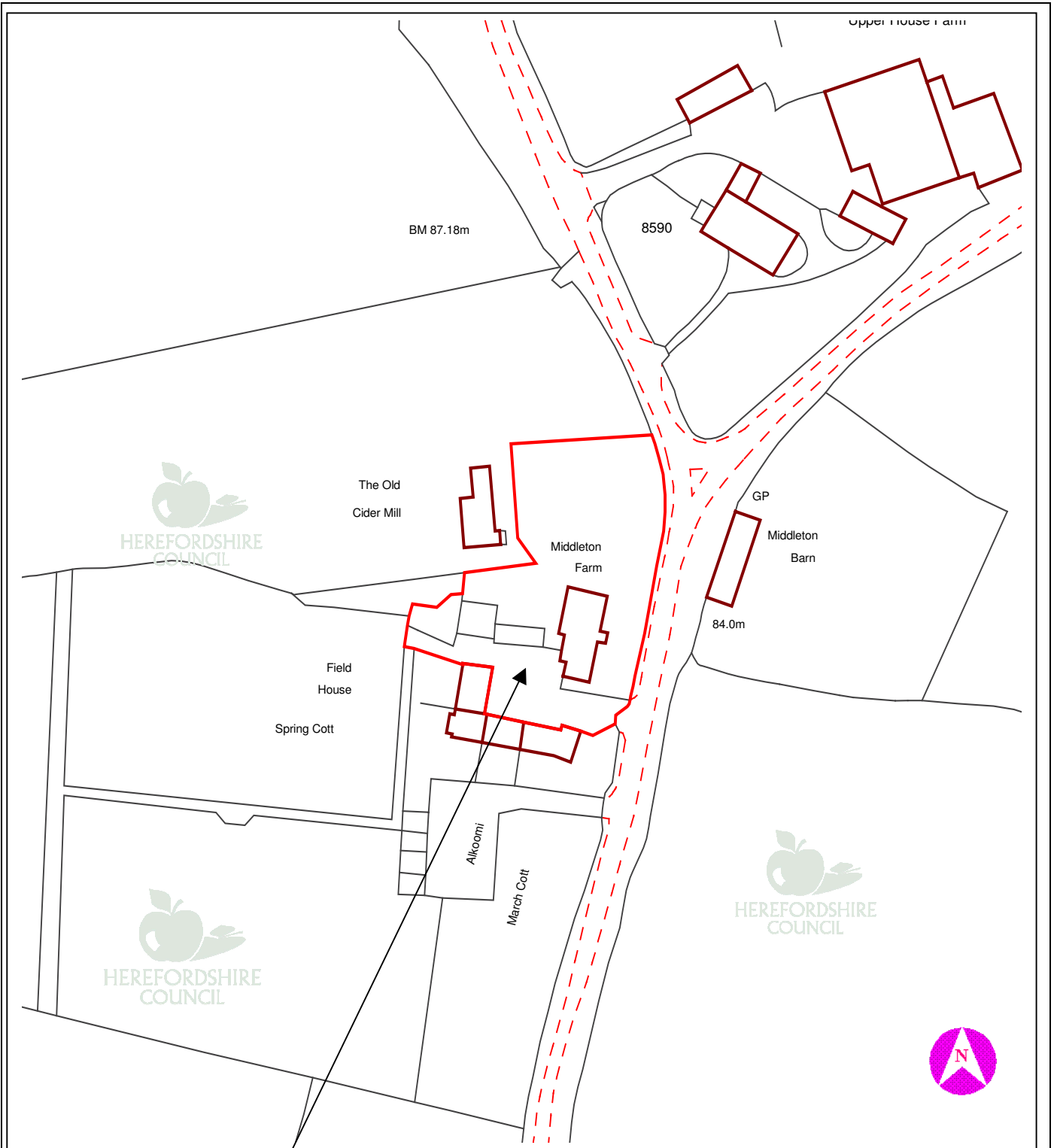
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2007/1479/F

SCALE : 1 : 1250

SITE ADDRESS : Middleton Farm House, Middleton, Little Hereford, Ludlow, Herefordshire, SY8 4LQ

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