

16 DCNW2007/1459/F - PROPOSED CONSERVATORY AT THE OAKLANDS, KINGSWOOD, KINGTON, HEREFORDSHIRE, HR5 3HF**For: Mr J Brittain per Mr D Walters, 27 Elizabeth Road, Kington, Herefordshire, HR5 3DB****Date Received:**

11th May 2007

Ward:

Kington Town

Grid Ref:

29529, 54615

Expiry Date:

6th July 2007

Local Member: Councillor T James

1. Site Description and Proposal

- 1.1 Oakland's is a red brick dwelling with a timber-framed barn attached which has been turned into residential accommodation. The dwelling lies beside the Small Breeds Farm and its visitor's complex in the open countryside near Kington.
- 1.2 In 2004 planning permission was granted for a small conservatory extension, in the same position of the residential building facing the adjacent unlisted road. This application is for a larger conservatory, which has an overall height of 6 metres. The re-designed conservatory is due to a telephone pole in the area having to be removed if the original design is constructed. The new proposal will have a lay out which will avoid the pole being removed. The conservatory will have a stone plinth with toughened glass.

2. Policies**2.1 Planning Policy Statements**

PPS.7 - Sustainable Development in Rural Areas

2.2 Herefordshire Unitary Development PlanPolicy S1 - Sustainable development
Policy DR1 - Design
Policy H18 - Alterations and Extensions**3. Planning History**

- 3.1 Planning permission was granted on 17th February 2005 under reference NW2004/4350/F for a conservatory to front side of dwelling.
- 3.2 An extension to existing residential accommodation on site of existing derelict timber framed barn was approved under reference 91/0696

4. Consultation Summary

Statutory Consultations

4.1 None required

Internal Consultation

4.2 Transportation Manager: No Objection

5. Representations

5.1 The Parish Council considers the proposal to be out of proportion with the property.

5.2 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. Officer's Appraisal

6.1 Residential additions such as is proposed in this application are accepted in principle in Development Plan policy. The acceptability of the scheme therefore rests on the details.

6.2 The Parish Council's comments regarding the proposal being out of proportion with the property have been noted. The proposal is effectively a two-storey conservatory. In terms of scale and mass, it is not considered in this case that the proposal would be out of keeping with the character of the existing dwelling. The conservatory sits comfortably in relation to the existing house and its extension.

6.3 Views of the conservatory from the road are limited due to the existing mature hedge screening. If the proposal was for a further extension of solid construction I would be concerned that the addition may detract from the character of the cottage or the surrounding area. The design and scale of the conservatory are considered acceptable. Having regard to the siting and scale of this proposal it is considered that no residential amenity concerns exist in this instance.

6.4 It is considered that the visual amenities of the locality will be preserved through out this development. This proposal is considered to be in accordance with Development Plan Policies and as such planning permission is recommended.

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 - B02 (Matching external materials (extension))

Reason: To ensure the external materials harmonise with the existing building.

INFORMATIVES:

1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

2 - N19 - Avoidance of doubt

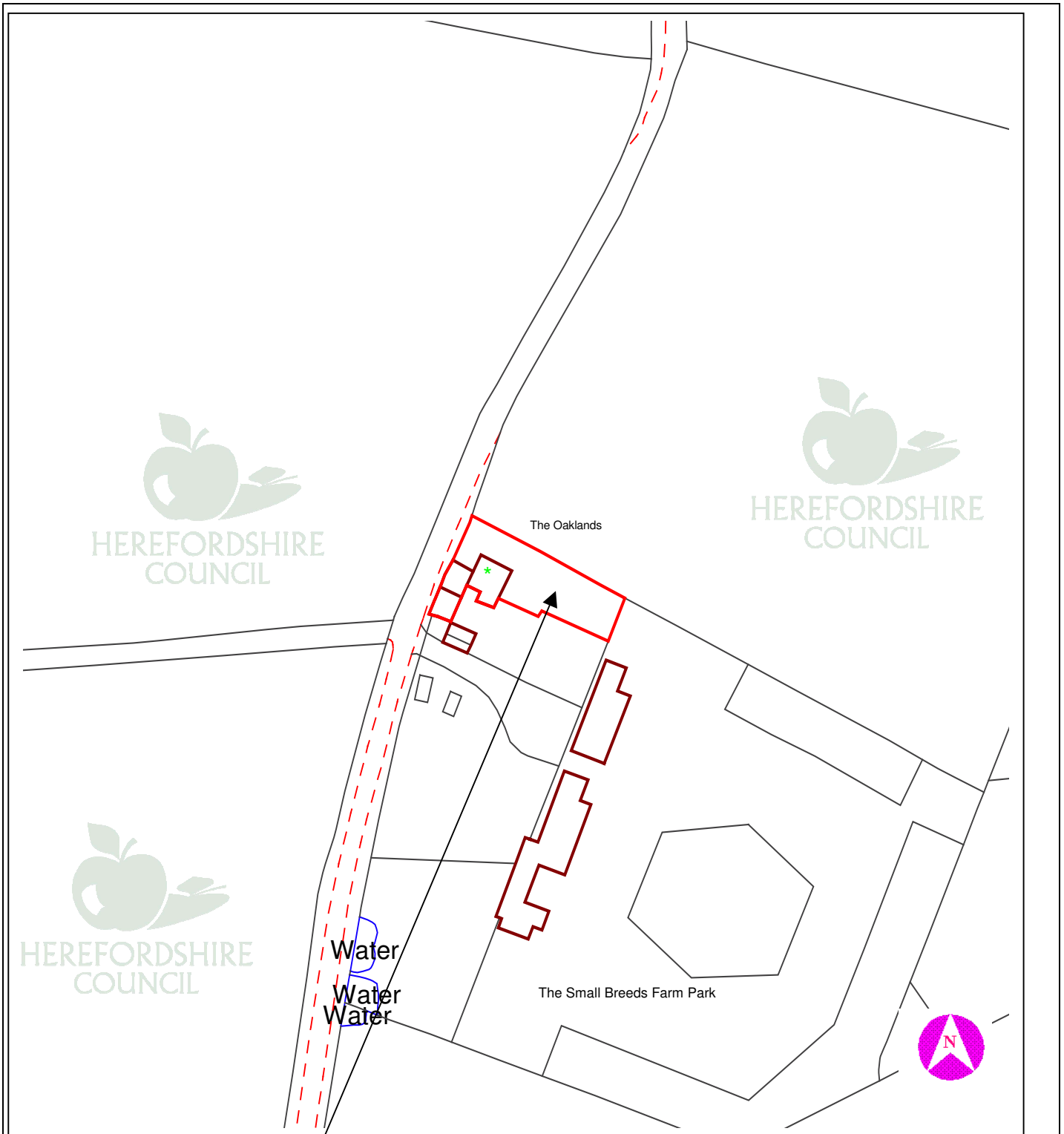
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW2007/1459/F

SCALE : 1 : 1250

SITE ADDRESS : The Oaklands, Kingswood, Kington, Herefordshire, HR5 3HF

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