

**8 DCCW2007/2349/F - PROPOSED EXTENSIONS AND ALTERATIONS. ALTERATIONS TO ACCESS AT LOWER BURLTON COTTAGE, BURGHILL, HEREFORD, HEREFORDSHIRE, HR4 7RD**

**For: Mrs. C. Baker per Mr. P. Matthews, Lions Den, Bredwardine, Herefordshire, HR3 6DE**

**Date Received: 24th July, 2007**

**Ward: Burghill, Holmer & Lyde**

**Grid Ref: 48590, 42486**

**Expiry Date: 18th September, 2007**

Local Member: Councillor SJ Robertson

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

- 1.1 Lower Burlton Cottage is located on the southern side of the C1095 Hereford to Burghill road on the outskirts of Hereford and opposite Hospital Farm.
- 1.2 The detached brick built property stands within its own grounds adjacent to a range of converted barns located to the west which part formed the outbuildings to Lower Burlton Farm.
- 1.3 The proposal is to add a two storey side extension to the west and small single storey extensions to the other elevations. The single storey extension provides for enhanced lounge, kitchen and office facilities with the two storey side extension providing a double garage on the ground floor with master bedroom above. The existing sub-standard vehicular access is also proposed to be improved.

### **2. Policies**

- 2.1 Herefordshire Unitary Development Plan 2007:

Policy DR1	-	Design
Policy H7	-	Housing in the Countryside
Policy H18	-	Alterations and Extensions

### **3. Planning History**

- 3.1 DCCW2007/1732/F Proposed extensions and alterations. Withdrawn 29th June, 2007.

### **4. Consultation Summary**

#### Statutory Consultations

- 4.1 None.

#### Internal Council Advice

4.2 Traffic Manager: Raises no objection.

## 5. Representations

5.1 Burghill Parish Council: "The Council has no objections to this application although some Councillors have commented that the proposed front elevation looks unbalanced. when contacted, neighbours objected to the application."

5.2 Two letters of objection have been received from Mrs. R. Baker, 2 Lower Burlton Barns, Tillington Road, Burghill and Miss R.V.A. Keefe, 4 Lower Burlton Barns, Tillington Road, Burghill.

The main points raised are:

1. The two storey extension presents a considerable 'eyesore' visible from adjoining properties and affects the rural character of the area.
2. A considerable shadow will be cast over adjoining property and even in the summer the majority of the adjoining garden will be in shade until noon.
3. The two storey extension will be within 10 metres of our windows.
4. Privacy will undisputedly be affected.

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

## 6. Officers Appraisal

6.1 This proposal seeks to enlarge what is at present a standard three bedroom dwelling with three small single storey additions and a two storey side extension. All external materials are to match.

6.2 The single storey additions have not raised any concerns and have no significant impact upon the character or appearance of the property.

6.3 The two storey extension is also subordinate to the original dwelling having a lower ridge line. The neighbours have principally raised concerns regarding its impact on the rural character of the area and loss of privacy. The two storey extension will close the gap between the cottage and the converted barns but this not considered detrimental to the rural character of the area and whilst the two buildings will come closer, their juxtaposition is such that there is limited impact on privacy and amenity. No side windows are proposed and whilst one window at the front could overlook, conditions requiring it to be permanently obscure glazed would overcome this aspect. Additional sunlight will be blocked by the new extension but again this would be limited to the early/late morning and would not substantiate a reason for refusal.

6.4 On balance it is considered that whilst the extensions will impact upon the amenity of the adjoining property this will not be at an unacceptable level so as to warrant a refusal.

6.5 Finally, the alterations to the access will substantially improve highway safety and are fully supported by the Traffic Manager.

**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.**

- 3. **No work shall commence on the extensions until the improved access has been completed to the satisfaction of the local planning authority.**

**Reason:**

- 4. **F16 (Restriction of hours during construction).**

**Reason: To protect the amenity of local residents.**

- 5. **E17 (No windows in side elevation of extension).**

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

- 6. **E19 (Obscure glazing to windows).**

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

- 7. **H13 (Access, turning area and parking).**

**Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.**

**Informatives:**

- 1. **N19 - Avoidance of doubt**
- 2. **N15 - Reason(s) for the Grant of PP/LBC/CAC**

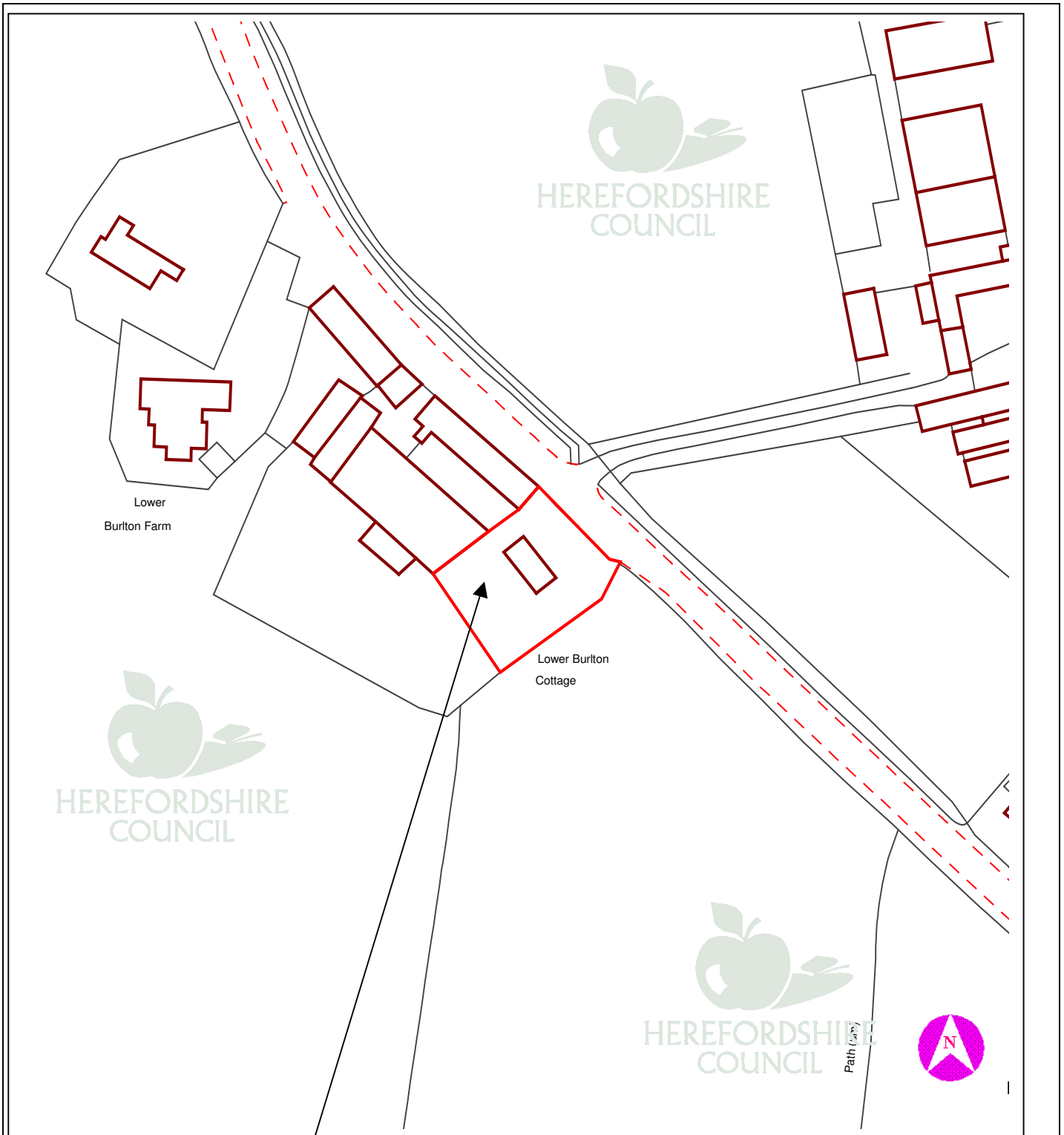
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCW2007/2349/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Lower Burlton Cottage, Burghill, Hereford, Herefordshire, HR4 7RD

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