



Appeal Decision

Site visit made on 11 January 2006

by Alison Clack BA(Hons) BTP MRTPI MBA

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquires@planning-
inspectorate.gsi.gov.uk

Date

07 FEB 2006

Appeal Ref: APP/W1850/A/05/1190528

The White House, Bircher Common, Leominster, Herefordshire, HR6 0BU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs J Hargreaves against the decision of Herefordshire District Council.
- The application (Ref DCNW2005/1301/F), dated 19 April 2005, was refused by notice dated 14 June 2005.
- The development proposed is to raise the pitched roof of the original cottage and extension to convert attic to domestic accommodation.

Decision

1. The appeal is dismissed.

Reasons

2. The appeal property is situated amongst a small group of dwellings within the open countryside. It occupies a prominent position in an Area of Great Landscape Value (AGLV). The proposed development involves increasing the height of the existing pitched roof and the installation of four dormer windows, creating a three storey dwelling.
3. I consider that the overall design and scale of the proposal, particularly the inclusion of the dormer windows, would overburden the appearance of the existing dwelling. Whilst I acknowledge that the proposal would replace an existing flat roofed rear extension, and accept the difficulties of extending within the site, it is my opinion that the proposal would overwhelm the original building causing harm to its appearance and that of the surrounding area, contrary to policy A.56 of the Leominster District Local Plan (LP) (Herefordshire) 1999 which seeks to ensure that proposals are sympathetic to the form and architectural characteristics of the original building.
4. I am mindful that the dwelling is situated in a low-lying position within the landscape; however, it is clear to me that the proposed development would be very visible from the surrounding area. I consider that for the reasons set out above the proposed enlarged dwelling would not fit sensitively into the landscape or conserve the beauty and amenity of the area. I therefore conclude that the development would also cause harm to the character and appearance of the rural landscape and the wider AGLV and would conflict with LP policy A.9 which seeks to ensure that proposals do not detract from the quality and visual appearance of the rural landscape within which they sit.

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5. I have taken into account the personal circumstances put forward by the appellants, namely to provide additional accommodation for their son who has Down's syndrome, and the letters of support from the local community. However, it is my view that in this case the personal circumstances cited are not sufficient to outweigh the harm caused by the proposal. For the above reasons, and having considered all other matters raised, I conclude that the appeal should be dismissed.

Alison Clark

INSPECTOR