

**10 DCCE2007/3707/F - GLAZED PORCH TO REAR ELEVATION AT 18 FROME COURT, BARTESTREE, HEREFORD, HEREFORDSHIRE, HR1 4BF****For: Mrs. C. Griffiths per John Parry Design Limited,  
Broadheath, Moreton on Lugg, Hereford, Herefordshire  
HR4 8DQ****Date Received: 29th November, 2007    Ward: Hagley    Grid Ref: 56754, 40606****Expiry Date: 24th January, 2008**

Local Member: Councillor DW Greenow

**1. Site Description and Proposal**

1.1 The application seeks permission for the erection of a glazed rear porch at No. 18 Frome Court, Bartestree. The dwelling is found at the southwest corner of the recently completed enabling development, associated with the restoration and residential conversion of the listed Convent. Owing to the quality of the setting, most notably the nearby presence of the listed building, and the careful and consistent design of the development, permitted development rights were removed.

1.2 The porch would project 2.1 metres from the rear with a width of 3.5 metres. It is desired as a guard against the prevailing westerly winds and as an additional storage area. The proposed materials are painted timber to replicate the existing with glass and brickwork.

**2. Policies**

2.1 Herefordshire Unitary Development Plan 2007:

Policy S2	-	Development Requirements
Policy S7	-	Natural and Historic Heritage
Policy DR1	-	Design
Policy H18	-	Alterations and Extensions
Policy HBA4	-	Setting of Listed Buildings

**3. Planning History**

3.1 CE2000/1143/F      Restoration, conservation and conversion of convent buildings to provide 23 dwellings. Demolition of incongruous alterations, additions and curtilage buildings. Erection of 17 mews cottages. Diversion of internal access road, landscaping and ancillary site works. Approved 2nd November, 2001.

3.2 DCCE2006/1754/F      UPVc conservatory to rear of No. 10 Frome Court. Application withdrawn.

#### **4. Consultation Summary**

##### Statutory Consultations

4.1 None required.

##### Internal Council Advice

4.2 Conservation Manager: "It was stated at a site meeting that an extension was unacceptable. We therefore object and recommend refusal. The reason that permitted development rights were removed was to prevent extensions that would be detrimental to the building's appearance. We believe that the proposal would disrupt the rhythm and balance of the elevation. The proposed porch is out of keeping with the character of the property and does not reflect the architectural articulation. Instead we believe that it would clash with the elevation and would be most visually disruptive."

4.3 Traffic Manager: No objection.

#### **5. Representations**

5.1 Bartestree and Lugwardine Group Parish Council: Support expressed for the application in the belief that the proposal successfully achieves a fitting addition to the building. The proposal would also benefit the sustainability of the dwelling by reducing heat loss.

5.2 Two letters of objection have been received from neighbours at Nos. 15 and 17 Frome Court. The points raised can be summarised as follows:

- 1) All the west facing properties experience the problem of prevailing winds.
- 2) The development should be described as an extension rather than a porch.
- 3) All six residents in the terrace will have sight of the proposal.
- 4) If approved, the extension would open the floodgates to other types of rear extensions across the terrace.
- 5) The porch, by virtue of its height, would reduce available light to the west facing windows of No. 17 Frome Court.

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. Officer's Appraisal**

6.1 The key issue in the determination of this application is an assessment of the impact that the proposal would have upon the character and appearance of the subject property and the wider terrace.

6.2 Permitted development rights were removed on the original grant of planning permission. This was in recognition of the quality and importance of the setting of the listed Convent building and the resultant requirement to exercise controls over future extensions and alterations to the new build development. Although it should be acknowledged that the removal of permitted development rights does not necessarily preclude future extensions, it is often indicative of the architectural quality of the development and the importance of the wider setting. In certain cases there will be a

presumption against the principle of allowing any extensions such is the importance of retaining the intrinsic quality of the approved development.

- 6.3 The new build development at Frome Court was allowed as enabling development in conjunction with the restoration of the Convent. In this context it is obvious that careful consideration was given to the form, location and detailed design of the component parts of the new residential development.
- 6.4 In this instance the west facing elevation of the terrace is at present unadulterated. The unequivocal view of the Conservation Manager is that the proposal would disrupt both the rhythm and balance of the elevation, whilst the detailed design would not be in keeping with the architectural articulation, causing harm to the visual appearance of the development.
- 6.5 Moreover, it is considered that permitting this proposal would not only harm the visual quality of the existing development but would also make similar proposals more difficult to resist in the future, thereby eroding the careful composition of the original design.

**RECOMMENDATION**

**That planning permission be refused for the following reason:**

- 1. **The proposed extension, by virtue of the detailed design, together with the careful and consistent composition of the existing elevation, is considered detrimental to the character and appearance of the dwelling and the wider terrace, in a manner contrary to Policy H18 of the Herefordshire Unitary Development Plan 2007.**

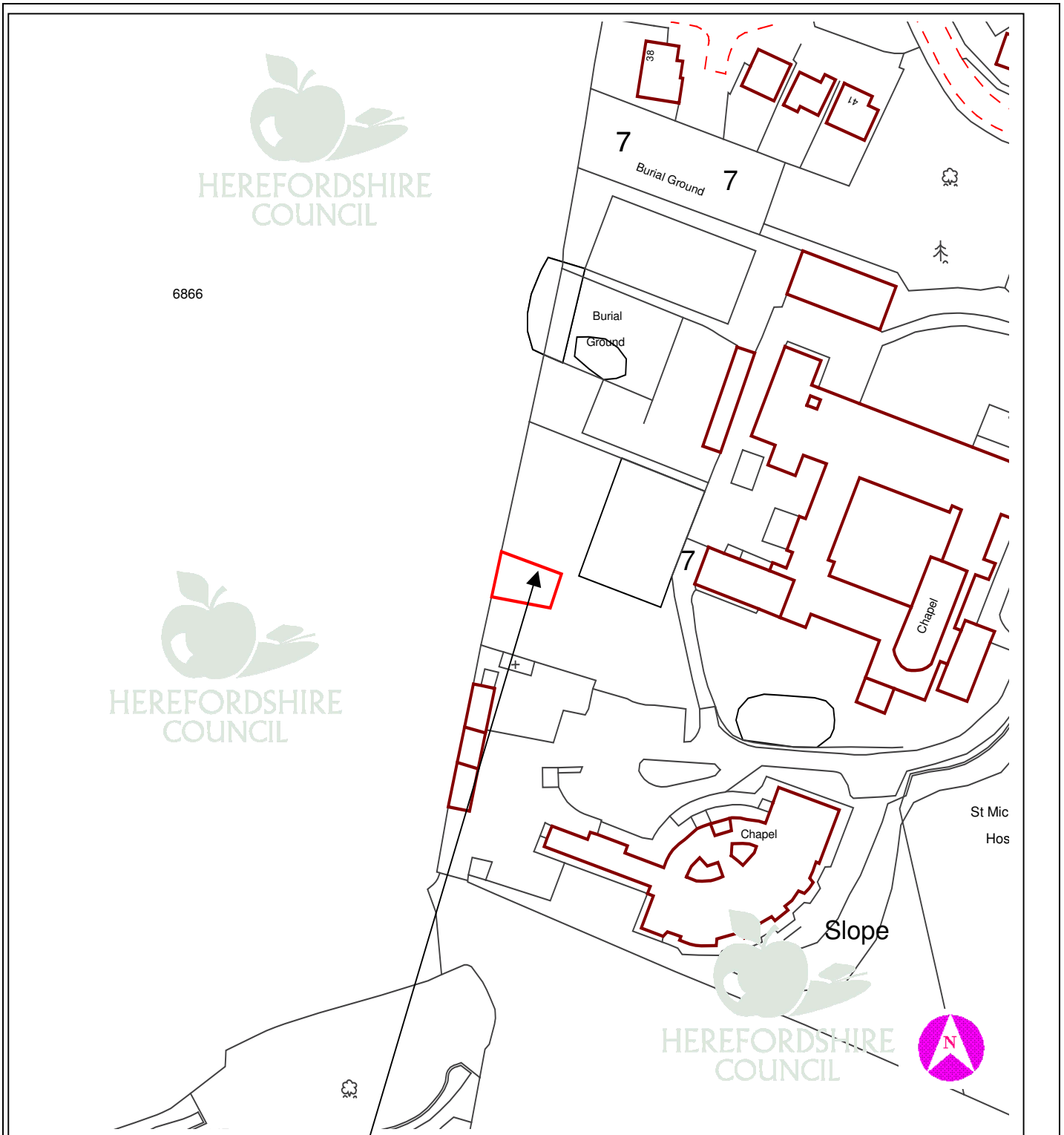
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCE2007/3707/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** 18 Frome Court, Bartestree, Hereford, Herefordshire, HR1 4BF

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