

3 CE2003/2148/F - RETENTION OF TIMBER CONSERVATORY. MINTON HOUSE, WITHINGTON, HEREFORD, HEREFORDSHIRE, HR1 3QA**For: Mr. D. Mowbray per Mr. J. Malone, The Studio, Unit 9, Holme Lacy Ind. Estate, Holme Lacy Road, Hereford, HR2 6DR****Date Received: 16th July, 2003****Ward: Hagley****Grid Ref: 56389, 43430****Expiry Date: 10th September, 2003**

Local Member: Councillor R.M. Wilson

1. Site Description and Proposal

- 1.1 The application site comprises a recently constructed linked detached house positioned within the Withington Settlement and Conservation Area, although adjacent to open countryside. Ground level falls away to the north of the site with distant views possible of the house and adjoining houses from Duke Street.
- 1.2 The application is for retrospective planning permission for a conservatory addition to the rear of the house. The conservatory measures 6.5m across with rear projection of 4.7m and maximum height of 3.2m. It is of timber construction painted cream. The application has been made following an enforcement investigation.

2. Policies**2.1 Hereford and Worcester County Structure Plan:**

CTC15 - Conservation Areas

2.2 South Herefordshire District Local Plan:

GD1 - General Development Criteria
C20 - Protection of Historic Heritage
C23 - New Development Affecting Conservation Areas
SH23 - Extensions to Dwellings

2.3 Herefordshire UDP (Deposit Draft):

DR1 - Design
H18 - Alterations and Extensions
HBA6 - New Development Within Conservation Areas

3. Planning History

- 3.1 SH931447PF & SH931448LE - Demolition of existing village hall and erection of two residential dwellings. Approved 14th January, 1994.

- 3.2 SC990169PF & SC990170LE - Demolish existing village hall and replace with 2 no. four bedroom dwellings. Approved 9th April, 1999.

4. Consultation Summary

- 4.1 No statutory or non-statutory consultations required.
- 4.2 Responses by internal consultees that raise material planning issues are summarised and considered in the Officers Appraisal.

5. Representations

- 5.1 Withington Parish Council: Objects to the proposal in that it fails to preserve or enhance the character of the Conservation Area. In addition, the conservatory detracts from the character of the dwelling and its linked neighbouring dwelling, extending halfway across the link garages. Any reduced scheme should be of a material wood finish rather than being painted white.
- 5.2 There are no third party representations.
- 5.3 The full text of the Parish Council's objection can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The main issues in this case are the impact of the conservatory on the character and appearance of the Conservation Area and existing houses, and the amenities of neighbouring residents.
- 6.2 Policy SH23 of the Local Plan allows extensions to dwellinghouses provided they are, in particular, in keeping with the character of the existing dwelling in terms of mass, scale, design and materials, and the existing dwelling remains the dominant feature in any resulting scheme. Policy C23 relates specifically to Conservation Areas and requires new development to preserve or enhance the character and appearance of these areas.
- 6.3 In this case the basic proportions of the conservatory are considered to be in-keeping with the mass and scale of the original house, with the original house remaining the dominant 'part'. The conservatory is constructed from traditional materials with a traditional design, again appropriate in relation to the design of the original house and Conservation Area setting. It is not considered that the design and appearance of the conservatory detracts from the appearance of the house or Conservation Area.
- 6.4 Distant views of the conservatory are possible from Duke Street. However, as the conservatory is 'read' against existing buildings and is only visible at a considerable distance, no adverse harm has been caused to general amenity. The applicants have stated that they would not object to changing the colour of the conservatory. However, the present cream colour matches the colour of the existing doors and windows, and as the conservatory is considered acceptable in all other respects, no objection is seen to this colour.

6.5 The conservatory is positioned close to the common boundary with the neighbouring new houses. However, its light roof structure and limited rear projection will ensure no adverse or unneighbourly relationship.

RECOMMENDATION

That planning permission be granted subject to the following condition:

1 A06 (Development in accordance with approved plans)

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.