

8 DCNW2008/0084/F - PROPOSED TWO STOREY EXTENSION AT FOUR WINDS, MOCKTREE, LEINTWARDINE, CRAVEN ARMS, HEREFORDSHIRE, SY7 0LY

**For: Glenholme Developments Ltd per Mr J Needham
John Needham Associates 22 Broad Street Ludlow
Shropshire SY8 1NG**

Date Received:
11th January 2008

Ward:
Mortimer

Grid Ref:
42032, 75867

Expiry Date:
7th March 2008

Local Member: Councillor LO Barnett

1. Site Description and Proposal

- 1.1 A detached cottage in open countryside location, accessed via a track from the adjoining public highways.
- 1.2 The dwelling is externally constructed of stone, brick and render, all painted white under a tiled roof.
- 1.3 The dwelling is of relatively small proportions, mainly retaining its original character as there have been some small additions attached since original construction.
- 1.4 The original dwelling's internal habitable floor space measures approx 73.6 square metres. the later additions measure 35.69 metres (all measured externally).
- 1.5 The application proposes construction of a rear externally rendered two storey extension, to provide additional habitable accommodation measuring 46.4 square metres. Also proposed is an attached log store measuring 5.74 square metres.

2. Policies

- 2.1 Herefordshire Unitary Development Plan
 - S1 - Sustainable Development
 - S2 - Development Requirements
 - DR1 - Design
 - DR2 - Land Use and Activity
 - DR3 - Movement
 - DR4 - Environment
 - H7 - Housing in the Countryside Outside Settlements
 - H18 - Alterations and Extensions
 - LA2 - Landscape Character and Areas Least Resilient to Change

3. Planning History

- 3.1 NW2007/0898/F - Proposed two-storey extension. Refused 10th May 2007.
- 3.2 NW2007/2430/F - Two storey extension and log store. Refused 14th September 2007.

4. Consultation Summary

Internal Council Advice

- 4.1 The Transportation Manager raises no objections.

5. Representations

- 5.1 Leintwardine Parish Council recommend refusal stating: aesthetically undesirable, more sympathetic plans needed.
- 5.2 The full text of this letter 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 The key issue with regards to this application is the impact of the proposed development on the existing dwelling.
- 6.2 Policy H18: Alterations and extensions in the Herefordshire Unitary Development Plan, states that extensions must be in keeping with the existing dwelling's character and its surroundings and that the original building, (not including any subsequent extensions) must remain the dominant feature.
- 6.3 Two previous applications for a similar proposal were refused planning permission by the Council under its scheme of delegation to Case Officers.
- 6.4 The applicants (Glenholme Developments) have amended the latest proposal reducing the proposed extension in length by 0.3 metres (1 foot) in order to try and overcome the concerns, that resulted in the previous two refusals for development on site.
- 6.5 The amendment is a marginal improvement to this situation. On balance it is now considered that the reduction in the size of the extension brings the scheme closer to the principles set out in Policy H18 of the UDP. It would still be open to Committee to refuse planning permission, if it felt that there continues to be a conflict with the principles of the policy.

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 - The 'open store area' as indicated on the east elevation of the approved plans shall remain open as indicated on the approved plans in perpetuity.**

Reason: In the interests of the character and scale of the dwelling.

Informatives:

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

- 2 - N19 - Avoidance of doubt**

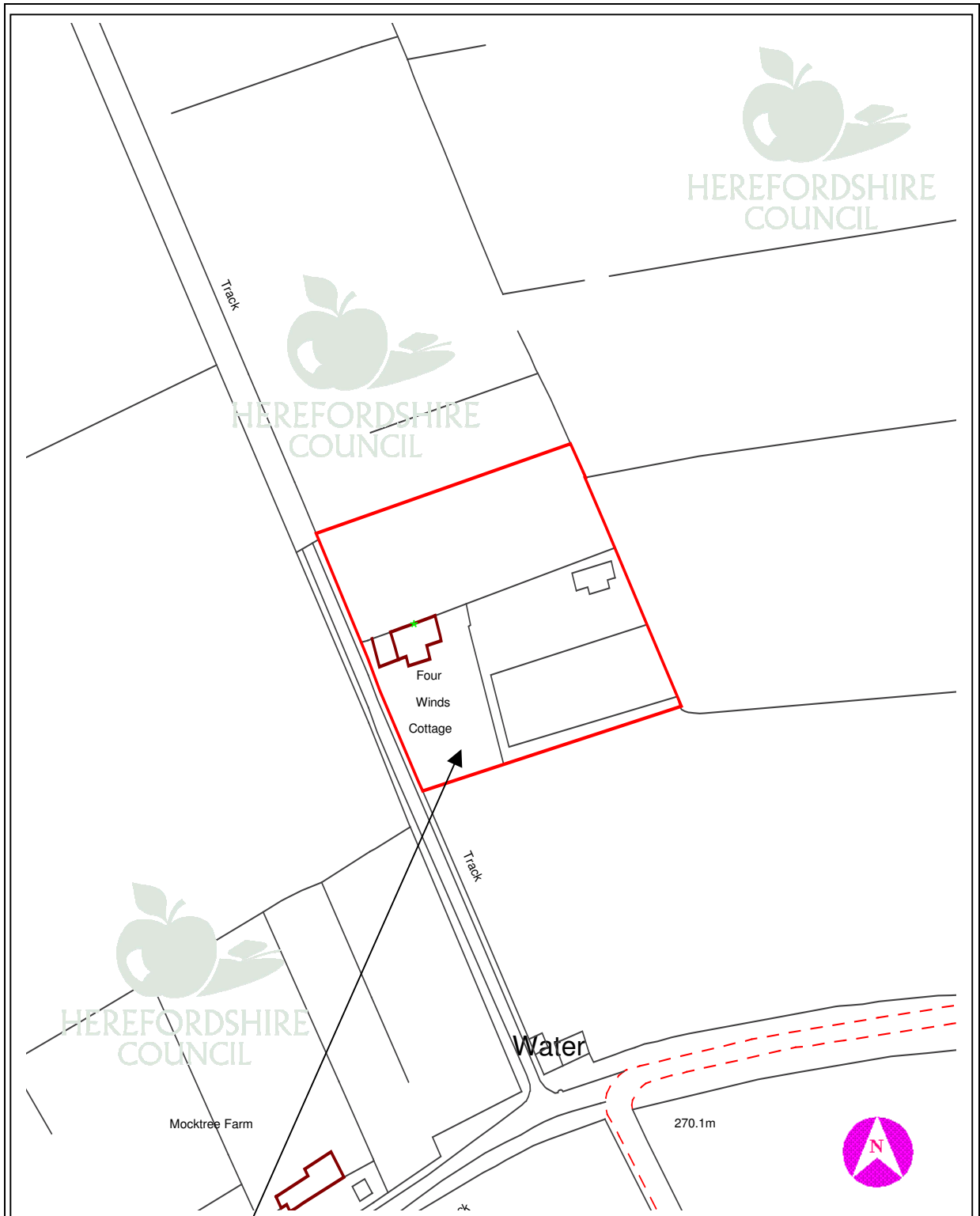
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW2008/0084/F

SCALE : 1 : 1250

SITE ADDRESS : Four Winds, Mocktree, Leintwardine, Craven Arms, Herefordshire, SY7 0LY

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