

**4 DCSW2003/2450/F - TWO STOREY SIDE EXTENSION
MEADOW COTTAGE, BACTON, HEREFORDSHIRE,
HR2 0AR****For: Mr & Mrs Lewis per Broadheath Consulting Ltd,
Broadheath, Moreton on Lugg, Hereford, HR4 8DQ****Date Received: 11th August 2003 Ward: Golden Valley South Grid Ref: 3740 3223
Expiry Date: 6th October 2003**

Local Member: Councillor J. B. Williams

1. Site Description and Proposal

- 1.1 The site lies on the southern side of the Class III 1209 road leading to Bacton from Abbey Dore. The property known as 'Meadow Cottage' is some 70 metres from the classified road via a steep drive. The property is an elongated detached dwelling of red brick within large grounds and situated within the dell below the surrounding lands. To the north of the property the land is bounded by a steep embankment and rises steeply to 1 and 2 Yew Tree Cottages. In planning policy terms the site is in the open countryside and Area of Great Landscape Value.
- 1.2 A previous scheme (Application SW2003/0395/F) proposed a two-storey extension to the north elevation. The extension measured 6.4m x 5.7m and was considered to be not in keeping with the existing dwelling in terms of mass, scale and design. This application was withdrawn.
- 1.3 Following negotiations, the scheme has been reduced with the proposed two-storey extension to measure 5.1m x 4m to the north elevation. The extension has removed the dormer style windows and replaced with one opening at first floor to the east and west elevations. Furthermore, the two window openings to the north elevation have been omitted. The materials are to match the existing dwelling.

2. Policies**2.1 Planning Policy Guidance**

PPG.1 - General Principles

2.2 Hereford and Worcester County Structure Plan

Policy CTC.2 - Development in Areas of Great Landscape Value
Policy CTC.9 - Development Criteria
Policy H.16A - Housing in Rural Areas
Policy H.20 - Housing in Rural Areas Outside the Green Belt

2.3 South Herefordshire District Local Plan

Policy GD.1 - General Development Criteria
Policy C.1 - Housing in the Open Countryside

- Policy C.8 - Development within Areas of Great Landscape Value
- Policy SH.23 - Extensions to Dwellings

2.4 Unitary Development Plan

Part I

- Policy S.2 - Development Requirements
- Policy S.7 - Natural and Historic Heritage

Part II

- Policy DR.1 - Design
- Policy H.7 - Housing in the Countryside Outside Settlements
- Policy H.18 - Alterations and Extensions
- Policy LA.2 - Landscape Character and Areas Least Resilient to Change

3. Planning History

- 3.1 SW2003/0395/F Two-storey side extension and - Withdrawn 14.03.03
demolition of existing porch

4. Consultation Summary

- 4.1 None applicable.

Responses by internal consultees that raise material planning issues are summarised and considered in the Officers Appraisal.

5. Representations

- 5.1 The Bacton Parish Council observe:

"Abbeydore and Bacton Group discussed this application for a two-storey extension to Meadow Cottage, Bacton which is a re-submission of an application that was withdrawn, ref. SW2003/0395/F. A neighbour, Mr. Franklin has indicated that he will object on the grounds that he will be overlooked. Councillors saw no good reason to object to the original application and therefore recommend that this application be approved."

- 5.2 Two letters of representations have been received, namely:

Berringtons, acting on behalf of Mrs. B. M. Harron, Bacton Manor, Bacton, Hereford
Mr. R. Ffoulkes-Jones, The Old Rectory, Bacton, Hereford

The following main points are made:

- proposed development is too large in proportion to the existing property
- it has a significant impact upon the surrounding landscape with regard to the east and west elevations
- extension is not sympathetic to the location and character of the building
- affects levels of privacy and amenity of 1 and 2 Yew Tree Cottages
- proposed development does not comply with Policy GD.1, on the grounds of its scale and setting

- does not accord with planning objective number 3.26 (iv), (v) and (vi) of the South Herefordshire District Local Plan
- Bacton is covered under Policy SH.10 being a smaller settlement, classed as open countryside, which means there is a presumption against development
- concerns that the sewage facilities are adequate for the proposed extension.

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

6. Officers Appraisal

- 6.1 The main considerations in the determination of this application is the effect of the development on the character and appearance of the existing dwelling and upon the landscape quality.
- 6.2 The property is a detached elongated building set some 70 metres from the access point of the classified road. The property is not visible travelling along the classified road, it can only be viewed at the access point. To its east the property looks onto its garden area with a few large trees to its curtilage. To the south and west are open fields and to its north lie two cottages known as 1 and 2 Yew Tree Cottages at higher ground level.
- 6.3 Policy SH.23 of the Local Plan specifies that proposals should be in keeping in terms of mass, scale, design and materials and do not dominate the existing dwelling. Policy C.8 of the Local Plan seeks to ensure that development does not harm the landscape. The submitted plans propose a two-storey extension to the north elevation of the property. The property is a gabled end building and overall measures 14.3m x 4.4m. The proposed extension measures 5.1m x 4m and is situated virtually central to the north elevation. It is considered that the scale and design in the form proposed is in keeping and remains subservient.
- 6.4 The concerns raised by neighbouring properties are noted, however the position of the dwelling is set at lower ground level and consequently the neighbouring properties will overlook the proposed extension. The property to the west known as 'The Old Rectory' is some distance at 250 metres and the properties to the north known as 1 and 2 Yew Tree Cottages are some 42 metres distant situated at right angles abutting the classified road. As to its effect upon the levels of privacy and amenity of 1 and 2 Yew Tree Cottages, the garden area to the north of Meadow Cottage provides a post and wire fencing to its curtilage and is not screened from their view. No. 1 Yew Tree Cottage has panelled fencing to its rear curtilage and No. 2 has outbuildings to its rear and it is considered that their levels of privacy and amenity currently enjoyed would not be affected by this proposal due to the cottages being at higher ground level and respective screening. No further windows are proposed to the north elevation, the current window for the landing area will be replaced and positioned to the right of the extension, which still forms part of the landing area. Other policy issues raised concerning housing in the open countryside are concerned with new housing developments and are considered inappropriate for this proposal. Drainage and sewage facilities for the proposal will be controlled by the use of appropriate conditions.
- 6.5 It is considered that the proposed extension due to its scale and design would not be harmful to the character and appearance of the dwelling nor upon the landscape

quality as it will be of a comparable size with other properties in the surrounding area. It would be unreasonable to refuse planning permission for such development.

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. A06 (Development in accordance with approved plans)**

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

- 3. B01 (Samples of external materials)**

Reason: To ensure that the materials harmonise with the surroundings.

- 4. F24 (Standard of septic tank/soakaway system)**

Reason: To prevent pollution of the water environment.

Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.