

5 DCNC2008/1350/F - PROPOSED TWO STOREY EXTENSION AND REPLACEMENT GARAGE AT CHAPEL COTTAGE, WYSON, BRIMFIELD, LUDLOW, HEREFORDSHIRE, SY8 4NL

For: Mr S. Sellers per Mr N La Barre, Easters Court, Leominster, Herefordshire HR6 0DE

Date Received: 19th May 2008
Expiry Date: 14th July 2008

Ward: Upton

Grid Ref: 51983, 67973

Local Member: Councillor J Stone

1. Site Description and Proposal

- 1.1 Chapel Cottage is located centrally within Brimfield. It is a timber framed three bed cottage with brick infill and a later brick extension. The property is positioned gable end on to Wyson Lane with a large external chimney stack being its most dominant feature from the road. The cottage is set back with a parking area in its foreground. This is used by the Methodist Chapel opposite. A modest pre-fabricated single garage is positioned along the northern boundary and a high conifer hedge defines part of the western boundary, beyond which lies another residential dwelling.
- 1.2 The application is for the erection of an extension and a replacement garage. The extension is to provide an additional bedroom, first floor bathroom and study. The plans also show a number of alterations to the existing cottage, including the utilisation of a void in the roof space of the earlier extension and the addition of three dormer windows into the southern elevation.
- 1.3 The new extension is an L shape and positioned centrally on the northern elevation of the cottage. It is to be faced in brick with a tiled roof to match the original cottage. At first floor level, a dormer window is included in the west elevation. The extension will increase the size of the dwelling by approximately one third.
- 1.4 The proposed garage is positioned on the northern boundary and is set back further into the plot than the pre-fabricated structure that it seeks to replace. It has a footprint of 31.5 square metres and a ridge height of 3.8 metres, and is 4 metres distant from the flank wall of the extension.

2. Policies

2.1 Herefordshire Unitary Development Plan

Policy DR1 - Design
Policy H18 - Alterations and Extensions

3. Planning History

- 3.1 NC2007/3464/F Erection of a dwelling and garage on land to the south of Chapel Cottage - Approved 13.02.08
- NC2008/0748/F Proposed two storey extension and replacement garage - Withdrawn following concerns being raised regarding the scale of the extension and its relationship with the garage.

It is also apparent that the extension to the western gable end of the cottage is not an original feature and is post 1948. However, no planning permission has been identified for this.

4. Consultation Summary

Statutory Consultations

- 4.1 None required

Internal Council Advice

- 4.2 Transportation Manager - The site has poor visibility, although this is an existing situation. The plans do not show a turning space however, on balance, this is not sufficient reason to refuse the application and therefore no objections are raised.

5. Representations

- 5.1 Brimfield Parish Council comment: as follows:-

“We have concerns regarding the right of access which will be across Chapel property - has consultation taken place with the Chapel owners?”

If approved, we remain concerned regarding car parking facilities once the building is finished - we would require assurance that no parking would take place on Chapel property. Also during building work - where will the workmen park in an already narrow lane given that no parking would be available on Chapel land?

As permission has been granted for a new property adjacent to Chapel Cottage (DCNC2007/3464/F), we remain concerned that a population increase would affect flooding issues in the area.”

- 5.2 Two letters of objections have been received from Mr P Darby, Pendlefin, Brimfield and Mrs B Coleman on behalf of Wyson Methodist Chapel.

In summary the points raised are as follows:

- The new extension will result in overlooking of Pendlefin.
- Concern about surface water drainage in light of the additional parking area proposed.
- The proximity of the garage to the northern boundary.

- Concern about the accuracy of the plans.
- The applicant has no formal right to park on the area to the front of the house. The increased size of the dwelling will bring extra pressure for this to occur.

The full text of these letters 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 main points of consideration in respect of this application are the scale and design of the proposal in relation to the original cottage and the impact that the first extension has on its character, appearance and privacy.
- 6.2 The concerns raised in relation to the earlier application were that the extension was too large and that the garage was in too close proximity to it, giving an overwhelming and unsatisfactory degree of massing.
- 6.3 In an attempt to address this, the extension has been reduced in its size and the garage moved further away and set further back into the plot. This has achieved an acceptable degree of separation between the two, reducing their combined massing and addressing the concern that was raised originally.
- 6.4 The original cottage would have been a simple two up two down timber framed structure. The later brick extension and other alterations that have been made give it a linear character and appearance that has completely changed its original state. Whilst the proposal adds further bulk, it is not considered so harmful in design terms or in terms of its impact on the original cottage to warrant the refusal of the application.
- 6.5 An objection has been raised about the potential for overlooking to be caused by the bedroom window in the west elevation. This will be in excess of 20 metres from the facing elevation of the property known as Pendlefin and the boundary between the two currently defined by a substantial conifer hedge. The addition of one window is unlikely to cause any demonstrable harm to residential amenity and again does not offer sufficient justification to refuse this proposal.
- 6.6 No details have been given of the turning and parking area proposed to the front and side of the garage, nor of its surfacing. These are both matters that can be adequately dealt with by condition. The choice of a permeable surface will address any concerns regarding surface water drainage.
- 6.7 There does appear to be a discrepancy between the site location plan and block plan and this has previously been raised with the applicant's agent. This relates to the position of the boundary between the application site and Pendlefin. The proposed block plans suggest that the site is smaller than those showing the existing situation and the proposal sits comfortably within that area.
- 6.8 Finally the issue of parking on the car park belonging to the Methodist Chapel is ultimately a civil matter. The site is of a sufficient size to accommodate additional cars and, by pushing the garage further back into the site, the situation is improved over that which currently exists. The pre-fabricated garage is not large enough to accommodate a car and the proposal represents a net gain in this respect.
- 6.9 It is therefore concluded that the proposal accords with the relevant Unitary Development Plan policies and the application is therefore recommended for approval.

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 **C01 (Samples of external materials)**

Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan

- 3 **F08 (No conversion of garage to habitable accommodation)**

Reason: To ensure adequate off street parking arrangements remain available at all times and to comply with Policy H18 of Herefordshire Unitary Development Plan.

- 4 **F15 (No windows in side elevation of extension)**

Reason: In order to protect the residential amenity of adjacent properties and to comply with Policy H18 of Herefordshire Unitary Development Plan.

- 5 **H12 (Parking and turning - single house)**

Reason: In the interests of highway safety, to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan

INFORMATIVES:

- 1 **N19 - Avoidance of doubt - Approved Plans**

- 2 **N15 - Reason(s) for the Grant of Planning Permission**

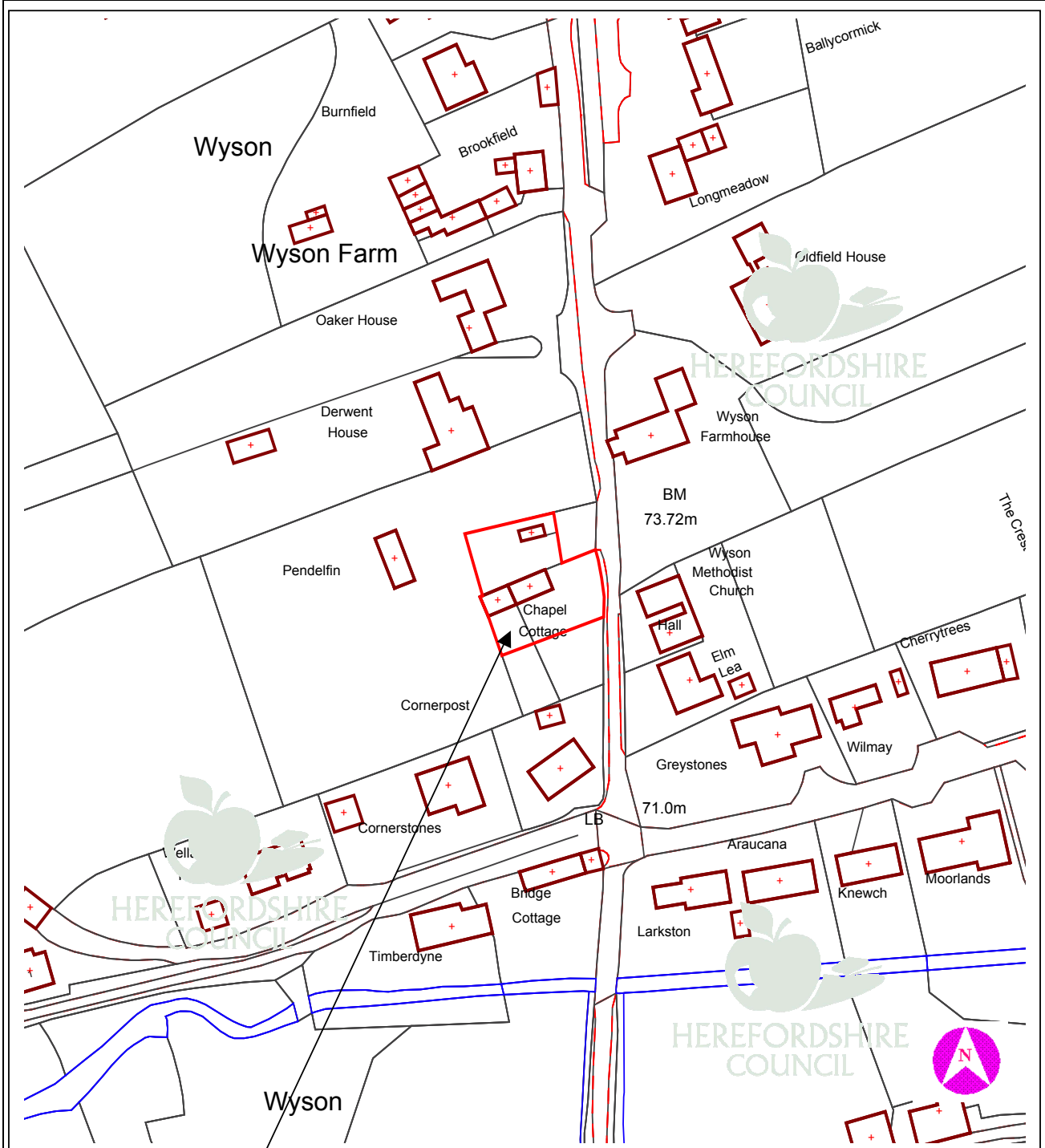
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2008/1350/F

SCALE : 1 : 1250

SITE ADDRESS : Chapel Cottage, Wyson, Brimfield, Ludlow, Herefordshire, SY8 4NL

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