

**DCNW2008/1391/F - PROPOSED TWO STOREY  
EXTENSION AND CHANGE OF USE OF  
AGRICULTURAL LAND TO RESIDENTIAL AT  
KEEPERS COTTAGE, WINFORTON, HEREFORD,  
HEREFORDSHIRE, HR3 6EB**

**For: Mr & Mrs Hopkinson per Warren Benbow  
Architects 21 Mill Street Kington Herefordshire HR5  
3AL**

**Date Received: 19th May 2008    Ward: Castle    Grid Ref: 29196, 48092**  
**Expiry Date: 14th July 2008**  
Local Member: Councillor J W Hope

### **Introduction**

The application was referred to the Northern Area Planning Sub-committee on the 2<sup>nd</sup> July where members resolved to approve the application contrary to the recommendation of the report.

The following report has been amended to include the updates given verbally at committee and includes an additional representation.

Following the comments of members at the Northern Area Planning Sub-committee amended plans were submitted. Details of the alterations have also been included in the amended report.

### **1. Site Description and Proposal**

- 1.1 The application site comprises an unusual dwelling that comprises a converted water tower, that has been previously extended to the North East and has recently had a detached garage with loft over constructed again to the North East. The cottage is located in a remote location at the end of the unclassified road that leads to Winforton Wood.
- 1.2 The proposal is for the extension to the dwelling to the South west, mirroring the extension that was added to the South East and accommodating at ground floor a sitting room with a further bedroom with en-suite with the link section being used as a dressing room at first floor level. To the rear of the dwelling, and wrapping around the octagonal tower feature is a large garden room with two bedrooms and a bathroom above. The central tower feature will be altered from accommodating two bedrooms, to a hallway with study. The proposal that was presented to the Northern Area Planning Sub-Committee also includes a single storey link from the dwelling to the garage. This has been omitted from the scheme and the garage remains a detached garage with utility (instead of store).
- 1.3 Externally the extension would match the existing building with the use of painted render and timber weatherboarding.

- 1.4 The proposal also includes the extension of the residential curtilage into the agricultural land to the South West. The extension would measure 10m by 15m and it is proposed that the hedge be transplanted to the new boundary line.
- 1.5 The application is reported to committee at the request of the Local Member.

**2. Policies**

DR1 – Design  
H18 - Alterations and Extensions  
LA2 – Landscape Character and areas least resilient to change

**3. Planning History**

- 3.1 NW2002/0126/F - Proposed garage with loft over - approved 21st Feb 2002.
- 3.2 91/0258 - extension to provide extra living accommodation - Approved 3rd-Jan-1992
- 3.3 86/92 - Removal of agricultural occupancy restriction - Approved 21st April 1986
- 3.4 76/360 - Alterations and additions - Approved

**4. Consultation Summary**

Statutory Consultations

- 4.1 No Statutory Consultations were required.

Internal Council Advice

- 4.2 The Transportation Manager has no objection to the grant of planning permission
- 4.3 The Public Rights of Way Officer has no objection to the application and notes that this proposal would not appear to affect public footpath WW9, which passes along the access track to the site,

**5. Representations**

- 5.1 Parish Council – No comments received
- 5.2 One letter was received from Mark, Robert and Julie Lloyd of Wood Farm, Winforton who raise no objections to the proposals and would like to see the improvements made.
- 5.3 A further letter was received from Paul Colley Davies, Rose Tree Cottage, Legdemoor, Weobley whose comments can be summarised as follows:
  - The development should be screened well and a hedge/ small woodland setting around this property would complete the picture.
  - The cottage could easily be surrounded by a wide hedge
  - There is opportunity to create a valuable wildlife corridor
- 5.3 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. Officers' Appraisal**

- 6.1 The proposal falls to be considered having regard to policies DR1 and H18 of the Herefordshire Unitary Development Plan (2007). These policies seek to ensure that the original building (that is as at 1 July 1948 or as originally constructed if later than this date, and not including any subsequent extensions) would remain the dominant feature. It also requires that the proposal be in keeping with the character of the existing dwelling and its surroundings in terms of scale, mass, siting, detailed design and materials.
- 6.2 The original dwelling is taken to be the dwelling as per the 1976 planning permission. This original dwelling was the octagonal tower section with the stairs and hallway in a further irregular two storey octagonal section (2.5m by 3.5m) and a rectangular section (2m by 3m) comprising a kitchen at ground floor and bathroom above. The original dwelling can therefore be considered to have 76.7m<sup>2</sup> of accommodation (measured externally).
- 6.3 The property was then further extended by virtue of the 1991 permission that replaced the kitchen and bathroom with a two-storey extension measuring 7m by 5m. This added 70m<sup>2</sup> of accommodation.
- 6.4 A garage (two bay garage, one bay store) with loft over was then constructed under application number NW2002/0126/F. This garage is 1.6m away from the North East elevation of the dwelling and has a footprint of 8.2m by 5.6 and includes a first floor. This added a further 69m<sup>2</sup> of accommodation.
- 6.5 The proposed extension would add approximately a further 186m<sup>2</sup> of accommodation to the existing building. The total increase from the original, excluding the garage being approximately 244m<sup>2</sup> (this excludes the original kitchen / bathroom that was replaced by the later extension).
- 6.6 The property has already been substantially enlarged by virtue of the previous extension, but the tower feature has been retained as a dominant feature. The proposed alterations would substantially enlarge the dwelling, the cumulative effect of the alterations from the original property being that the original dwelling would no longer be the dominant feature. In addition to this the size, scale mass and detailed design of the proposed extensions would fail to be in keeping with the character of the existing dwelling. As such the proposal clearly fails to comply with policy H18 as well as the aims of policy DR1 of the Herefordshire Unitary Development Plan (2007).

**RECOMMENDATION**

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

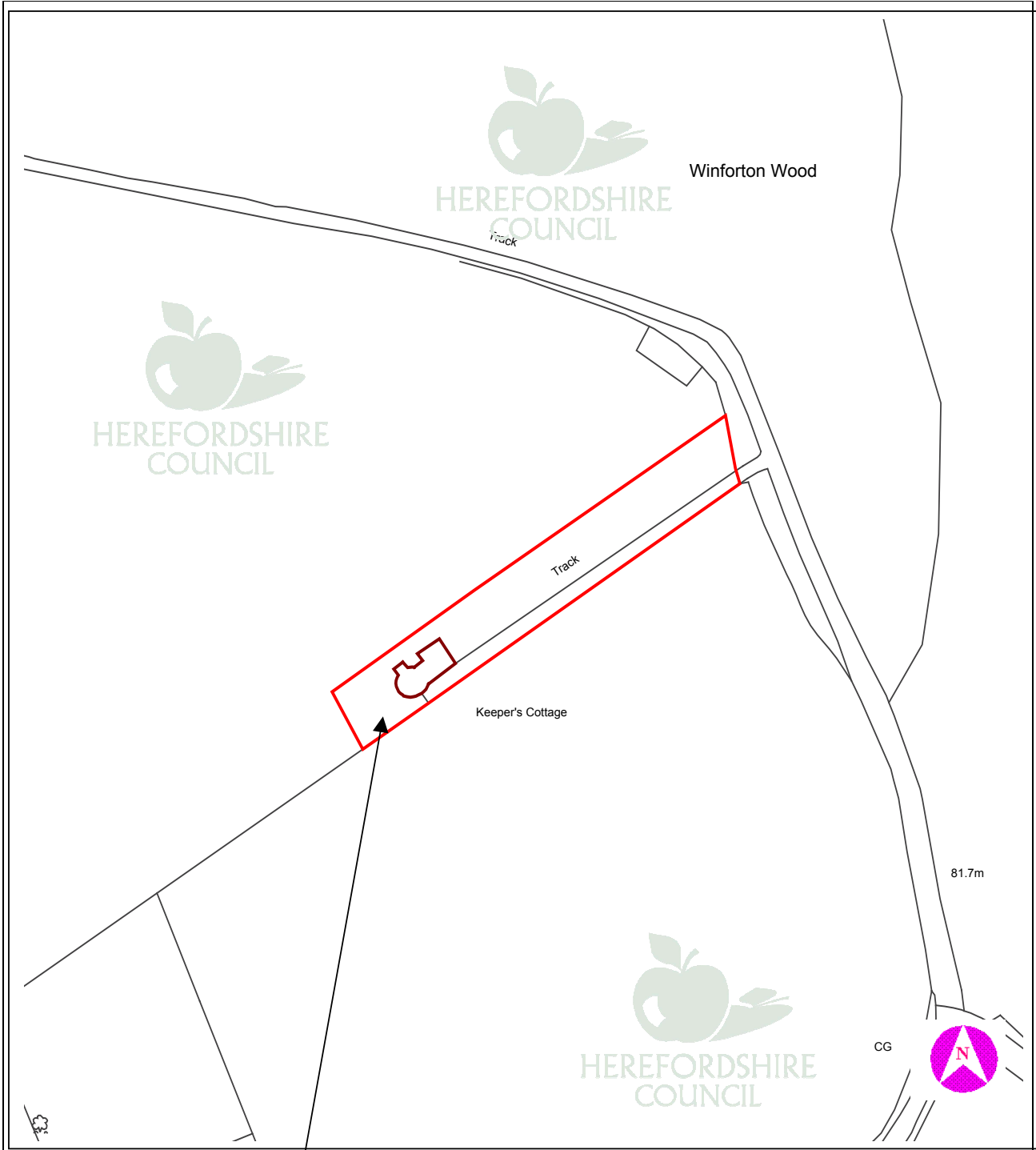
- 1. The proposed extensions, by virtues of their size, scale, mass and detailed design of the proposed extensions would fail to be in keeping with the character of the existing dwelling. As such the proposal clearly fails to comply with policies H18 and DR1 of the Herefordshire Unitary Development Plan (2007).**

Decision: .....

Notes: .....  
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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNW2008/1391/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Keepers Cottage, Winforton, Hereford, Herefordshire, HR3 6EB

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