

**9 DCCW2008/2008/F - SINGLE STOREY EXTENSION.
BRAMBLEFIELD BARN, MUNSTONE, HEREFORD,
HEREFORDSHIRE, HR1 3AH****For: Mrs L. Field, The David Macrae Partnership, The
Old Post Office, Garway Hill, Hereford, Herefordshire,
HR2 8EZ****Date Received: 4 August 2008 Ward: Burghill, Holmer & Grid Ref: 51865, 42868
Lyde****Expiry Date: 29 September 2008**

Local Member: Councillor SJ Robertson

1. Site Description and Proposal

- 1.1 The application site is comprised of a former redundant rural building, which has subsequently been converted into a single dwelling, set within a substantial curtilage, and now forms part of the dispersed hamlet of Munstone.
- 1.2 Opposite the application site is the former Church Hall, which has itself been converted to a dwelling, whilst two further dwellings lie immediately to the north.
- 1.3 The application seeks permission to erect a single storey extension on the southern flank of the dwelling, to provide a sunroom.

2. Policies

- 2.1 DR1 - Design
- DR2 - Land use and activity
- H13 - Sustainable residential design
- H18 - Alterations and extensions
- HBA12 - Re-use of rural buildings
- HBA13 - Re-use of rural buildings for residential purposes

3. Planning History

- 3.1 SH941423PF - Conversion for form one house. Approved August 1995.
- 3.2 SC980994PF - Detached garage and store and addition of porch on dwelling house. Approved March 1999.
- 3.3 CW2003/0064/F - New workshop/garden shed. Approved March 2003.
- 3.4 CW2005/2150/F - Conservatory. Refused August 2005.
- 3.5 CW1180/F - Single storey extension. Withdrawn June 2008.

4. Consultation Summary

Statutory Consultations

4.1 None

Internal Council Advice

4.2 Traffic Manager: No objection.

4.3 Public Rights of Way Officer: No objection.

5. Representations

5.1 Burghill Parish Council: Comments awaited.

6. Officer's Appraisal

6.1 Having consideration for the character and appearance of the existing property, the proposed development is modest in its scale and massing, whilst the design takes appropriate account of the simple architectural style of the main building.

6.2 Therefore in this instance it is not considered that the proposed extension will materially alter the character and appearance of the original building, or result in a significant increase in volume, ensuring that the overarching principles of policies HBA12 and HBA13 continue to be respected.

6.3 With regard to residential amenity, the proposed development will not materially alter the relationship between the extended dwelling and its neighbours.

6.4 An established hedge formed by evergreen trees presently screens the southern flank of the dwelling from wider views from along the adjoining public highway, therefore to ensure that this is either retained or if necessary reinstated following completion of the development an appropriate landscaping conditions are recommended.

6.5 Overall the proposal complies with the relevant development plan policies and as such, approval is recommended.

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. G10 (Landscaping scheme).

Reason: In order to maintain the visual amenities of the area and to conform with Policy LA6 of Herefordshire Unitary Development Plan.

4. G11 (Landscaping scheme - implementation).

Reason: In order to maintain the visual amenities of the area and to comply with Policy LA6 of Herefordshire Unitary Development Plan.

Informatives:

- 1. N01 - Access for all.
- 2. N15 - Reason(s) for the Grant of PP/LBC/CAC.
- 3. N19 - Avoidance of doubt - Approved Plans.

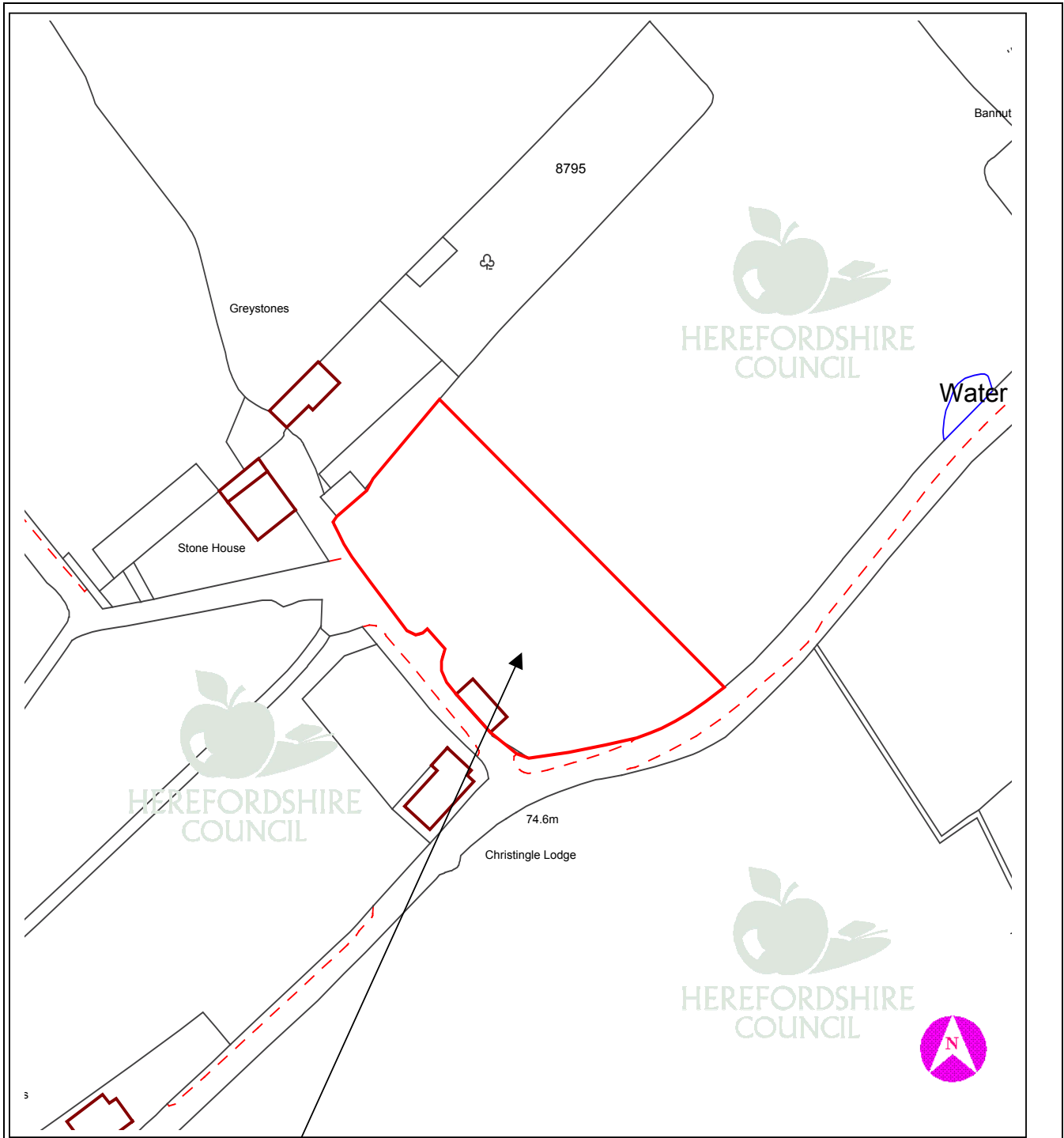
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2008/2008/F

SCALE : 1 : 1250

SITE ADDRESS : Bramblefield Barn, Munstone, Hereford, Herefordshire, HR1 3AH

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