

10 DCSE2008/1510/F - EXTENSION AND NEW DETACHED DOUBLE GARAGE AT YEW TREE COTTAGE, LINTON, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7RS.

For: Mr D. Howle per Total Design, 2 Court Lane, Newent, Gloucestershire, GL18 1AR.

Date Received: 12 June 2008

Ward: Penyard

Grid Ref: 66308, 25042

Expiry Date: 7 August 2008

Local Member: Councillor H Bramer

1. Site Description and Proposal

- 1.1 Yew Tree Cottage, a much-altered and extended property, is located on the northeast side of the unclassified 70239 that leads from Linton to Aston Crews. The site is below the level of, and screened from the 70239 by a dense hedge. Truffets is to the northeast at a much lower level than the site. Public footpath LTR38A runs along the northeast boundary of the site. The site is located in open countryside.
- 1.2 This application proposes a 2-storey extension that will accommodate a lounge on the ground floor and a bedroom with an en-suite bathroom on the first floor. A stand-alone double garage is proposed on the northwest side of the cottage.

2. Policies

2.1 Planning Policy Guidance

PPS1 – Delivering Sustainable Development

2.2 Herefordshire Unitary Development Plan

Policy S2	-	Development Requirements
Policy DR1	-	Design
Policy H7	-	Housing in the Countryside outside Settlements
Policy H18	-	Alterations and Extensions

3. Planning History

- | | | | | |
|-----|------------|--------------------|---|---------------------|
| 3.1 | SH810819PF | Kitchen extension | - | Approved
10.8.81 |
| | SH840458PF | Extension | - | Approved
27.4.84 |
| | SH870823PF | 2 Storey extension | - | Approved
10.8.87 |

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Traffic Manager: No objection.
- 4.3 Public Rights of Way Officer: No objection.

5. Representations

- 5.1 Linton Parish Council: This extension appears to be a very large extension attached to a previous extension. Our reading of the UDP indicates that to permit this development would be a departure from planning policy. If however you have decided that there are 'material considerations' which might allow you to grant planning permission, it is suggested that close examination of the site is made to establish the stability of the land and any necessary precautions that should be taken.

This comment refers to the original plan for a 3-storey extension. The comments of the PC on the amended plan are awaited. Any further comment will be reported at the Sub-Committee meeting.

- 5.2 Objection from Mr M Cluley, Truffets, Linton:

- I am concerned the upstairs balconies will overlook our property seriously restricting privacy. I believe this would be contrary to policy H18;
- The balconies are not in keeping with the original cottage;
- Also, the scale of the extension is not in keeping with the character of the original cottage.

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

6. Officer's Appraisal

- 6.1 Policy H18 deals specifically with alterations and extensions to dwellings setting a criterion for consideration. The policy acknowledges extensions can have a significant effect on the character of the original building. In this case Yew Tree Cottage has already been extended, SH870823PF proposed a 2-storey addition that dominates the size, scale and character of what was a small rubble stone cottage. The extension is of poor design that projects above the height of the original cottage so that it detracts from the original. The scale and form of this addition has caused significant damage to the character of original cottage. This proposal, which has been amended to a 2-storey addition (originally a 3-storey addition was proposed), will pick up the form of the original cottage without causing further harm to it. It is considered the amended proposal is acceptable in that it is lower in height than the existing cottage. It also is smaller in volume when compared to both the original cottage and the large built addition.
- 6.2 While, it is said the proposal will cause overlooking of Truffets, this property is already overlooked by the application property. It is not considered the proposal will cause any further overlooking and as such there would be no basis for refusing the application on grounds of loss of privacy.
- 6.3 The Public Rights of Way Manager has no objection to the proposed extension and garage, as it would not affect the public footpath, which passes along the northeast side of the site.

RECOMMENDATION

Subject to their being no objection from the Parish Council and the neighbour by the end of the consultation period, the officers named in the Scheme of Delegation to Officers be authorised to approve the application subject to the following conditions and any additional conditions considered necessary by officers:

- 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. **B03 (Amended plans)**

Reason: To ensure the development is carried out in accordance with the amended plans and to comply with the requirements of Policy DR1 of Herefordshire Unitary Development Plan

- 3. **C03 (Matching external materials (general))**

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

- 4. **F07 (Domestic use only of garage)**

Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling and to comply with Policy H18 of Herefordshire Unitary Development Plan.

INFORMATIVES:

- 1. **N19 - Avoidance of doubt - Approved Plans**
- 2. **N15 - Reason(s) for the Grant of Planning Permission**

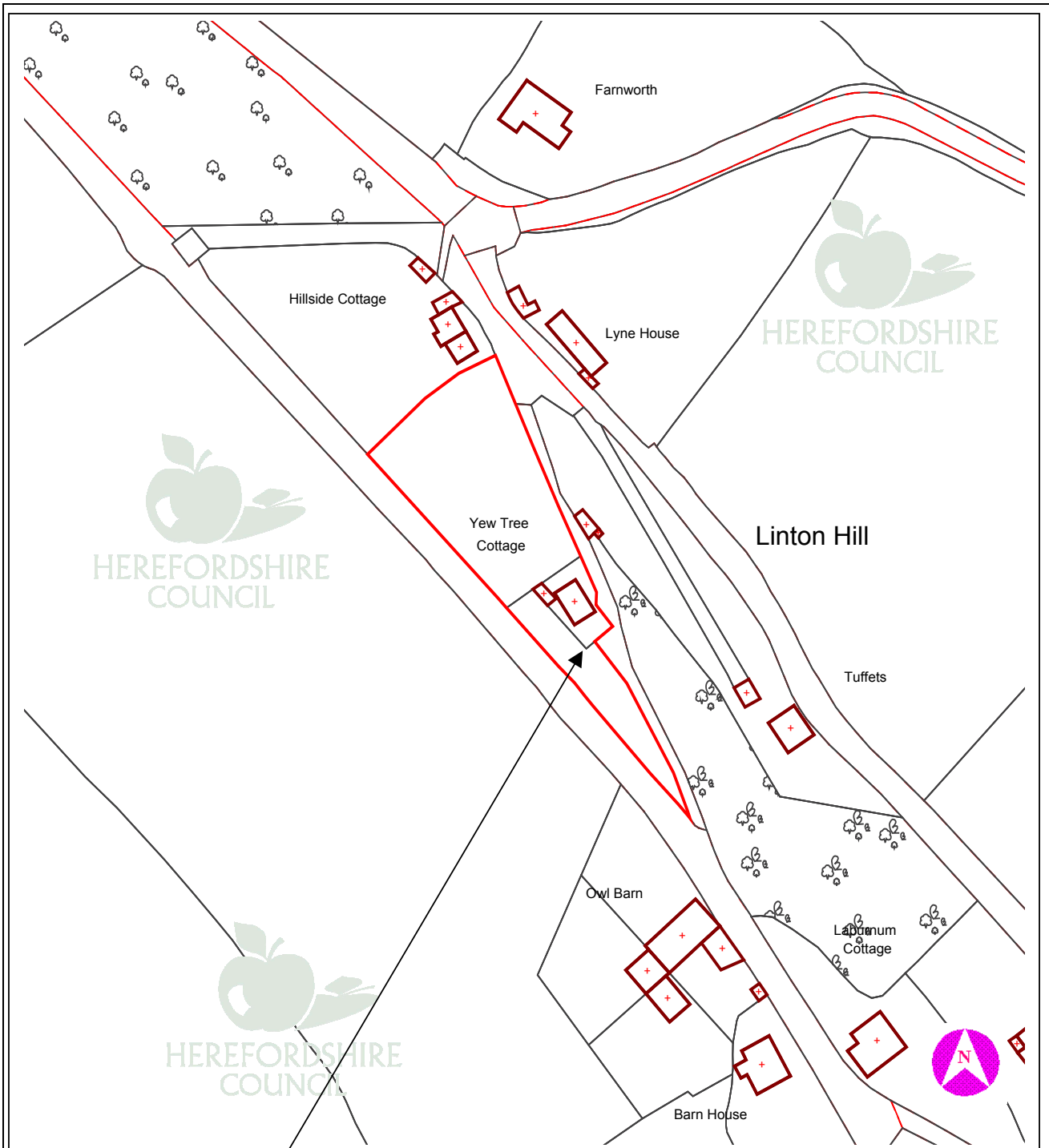
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2008/1510/F

SCALE : 1 : 1250

SITE ADDRESS : Yew Tree Cottage, Linton, Ross-on-Wye, Herefordshire, HR9 7RS

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