

7A DCNE2008/1738/F - PROPOSED ENTRANCE AND CONSERVATORY, REMOVAL OF EXISTING OUTBUILDINGS REBUILD NEW GARAGE AT HOMESTEAD, MOOREND CROSS, MATHON, MALVERN, HEREFORDSHIRE, WR13 5PR.

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For: Mr GB Sella per Mr M Cleaver, 10 Gilbert Road, Malvern, Worcs, WR14 3RQ.

Date Received: 1 July 2008

Ward: Hope End

Grid Ref: 72764, 45358

Expiry Date: 26 August 2008

Local Member: Councillors RV Stockton and R Mills

1. Site Description and Proposal

- 1.1 The application site, accessed from an unclassified road, is located in open countryside, outside of and some distance from any designated main village or smaller settlement identified in the Herefordshire Unitary Development Plan (UDP).
- 1.2 The application site comprises the Grade II Listed Building 'The Homestead', a much altered and extended property which has lost much of its character, through especially, an unsympathetic front single storey mono pitched roof extension.
- 1.3 Within the residential curtilage there are a range of outbuildings. These are of little or no architectural or historic quality or merit, and cumulatively detract from the setting of the listed building and wider open countryside location, which the dwelling enjoys.
- 1.4 The proposal is for a new entrance/porch, conservatory, new detached double garage with store over, with the removal of the existing outbuildings.

2. Policies

Herefordshire Unitary Development Plan:

DR1 – Design

DR2 – Land use and activity

H18 – Alterations and extension

LA6 – Landscaping schemes

HBA1 – Alterations and extensions to listed buildings

3. Planning History

- 3.1 DCNE1999/1005/L - New garage and two-storey extension to existing listed house - Approved with conditions, 22nd June 1999
- 3.2 DCNE1999/1004/F - New garage and two-storey extension to existing listed house - Approved with conditions, 22nd June 1999

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 The Council's Highways department makes no objection to the proposal.
- 4.3 The Council's Conservation Officer makes no objection to the proposal, noting the pre-application discussions, which took place and considers the scheme is acceptable. The Conservation Officer recommends a number of conditions if approval is granted relating to external materials and details.

5. Representations

- 5.1 The Parish Council has no objection to the removal of the outbuildings but objects to the proposed size and scale of the new garage block, noting it is 'out of proportion with the existing house and is visible from the road'.
- 5.2 Two letters of objection have been received from Mr R Thomas and J Lovell-Thomas, The Lodge, Moorend Cross, Mathon, WR13 5PR in letter dated 3rd August 2008, and email received 31st July 2008, the contents of which are:
- The proposal is out of scale with the house
 - The removal of trees will change the character of the surrounding countryside
 - A single storey building would be more appropriate
 - Proposed garage would be visible from the road
 - Highway safety concerns

- 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. Officer's Appraisal

- 6.1 The proposal comprises two distinct aspects – the extension and alterations to the house, and the proposed garage/ store block with removal of existing outbuildings. Taking each in turn: -

New entrance and conservatory

- 6.2 The proposal follows the pre-application advice, and in regards of the conservatory, is of the maximum size that the LPA would consider, given the previous volume of extensions and the requirement to safeguard the character and appearance of the Listed Building.

- 6.3 The approach taken in regards to the position of the conservatory and 'infilling' of the 'courtyard' follows the recommendation and advice of the Conservation Officer and Planning Officer.
- 6.4 The new entrance is also considered acceptable. This element again ensures that the house can enjoy a defined and clearly 'readable' entrance to the house, which has been lacking and detrimental to the character of the building since the construction of the single storey front extension.

Garage/ store and removal of existing outbuildings

- 6.5 The proposed garage and store block has been much revised, and has further been reduced in size and scale during the determination of the application to address both the concerns of local residents, and the LPA.
- 6.6 The proposal now has a height to ridge of less than 5 metres, and an acceptable width (6.5 metres) for a double garage. The pitch of the roof has been reduced to 35 degrees to reduce bulk whilst also being suitable for the use of plain roof tiles. The roof overhang has also been reduced to minimise impact and bulk. These revisions and refinements result in a proposal of acceptable scale and mass, respective of both the needs of the applicant and in regards to the open countryside location of the site and its relationship with a Grade II listed building.
- 6.7 The removal of the existing outbuildings is welcomed and enhances the setting of the listed building and the wider rural locality.
- 6.8 I note concerns over potential loss of trees and hedges. No hedgerow or trees on the road frontage are to be removed, therefore the site and proposed garage will be screened from the road as per the existing situation. In addition, a number of landscaping conditions have been proposed and recommended to mitigate the loss of any trees required to implement the garage block, through new planting. A scheme of removal is also required in order for the LPA to have control over what (if any) trees/ hedgerow is removed.
- 6.9 In summary, it is considered the proposals will enhance both the listed building itself and the setting it enjoys. It is considered the proposal will overall represent an enhancement to the locality and have minimal impact upon the wider open countryside.

RECOMMENDATION

In respect of DCNE2008/1738/F:

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. **Prior to the commencement of the hereby permitted development, full written details and samples of the following items and finish shall be submitted to the Local Planning Authority for written approval:**

- Timber boarding
- Roof tiles
- Joinery details
- Rainwater goods

The proposal shall be carried out in strict accordance with the approved details and thereafter be maintained as such.

Reason: To ensure the proposal is of a satisfactory finish, in order to ensure the character and appearance of the Grade II listed building and the wider open countryside location are preserved and maintained, in accordance with Herefordshire Unitary Plan policies DR1, H18 and HBA1.

3. 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.

4. 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.

5. 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.

6. 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.

7. The buildings to be removed, as per plan titled 'Replacement garage/ ext works', scale 1:100 and 1:500, received 8th August 2008, shall all be removed from the site within 3 months of the completion of the garage block or the first use of the garage block, whichever is the sooner.

Reason: To protect the character and setting of the Grade II Listed Building and open countryside setting in accordance with Herefordshire Unitary Development Plan policies DR1, DR2, H7 and HBA1.

Informatives

1. N15 - Reason(s) for the Grant of Planning Permission

2. N19 - Avoidance of doubt - Approved Plans

Decision:

Notes:

Background Papers

Internal departmental consultation replies.

In respect of DCNE2008/1739/L:

That listed building consent be granted subject to the following conditions:

1. **D01 (Time limit for commencement (listed building consent))**

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. **Prior to the commencement of the hereby permitted development, full written details and samples of the following items and finish shall be submitted to the Local Planning Authority for written approval:**

- Timber boarding
- Roof tiles
- Joinery details
- Rainwater goods

The proposal shall be carried out in strict accordance with the approved details and thereafter be maintained as such.

Reason: To ensure the proposal is of a satisfactory finish, in order to ensure the character and appearance of the Grade II listed building and the wider open countryside location are preserved and maintained, in accordance with Herefordshire Unitary Plan policies DR1, H18 and HBA1.

3. **The buildings to be removed, as per plan titled 'Replacement garage/ ext works', scale 1:100 and 1:500, received 8th August 2008, shall all be removed from the site within 3 months of the completion of the garage block or the first use of the garage block, whichever is the sooner.**

Reason: To protect the character and setting of the Grade II Listed Building and open countryside setting in accordance with Herefordshire Unitary Development Plan policies DR1, DR2, H7 and HBA1.

Informatives

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

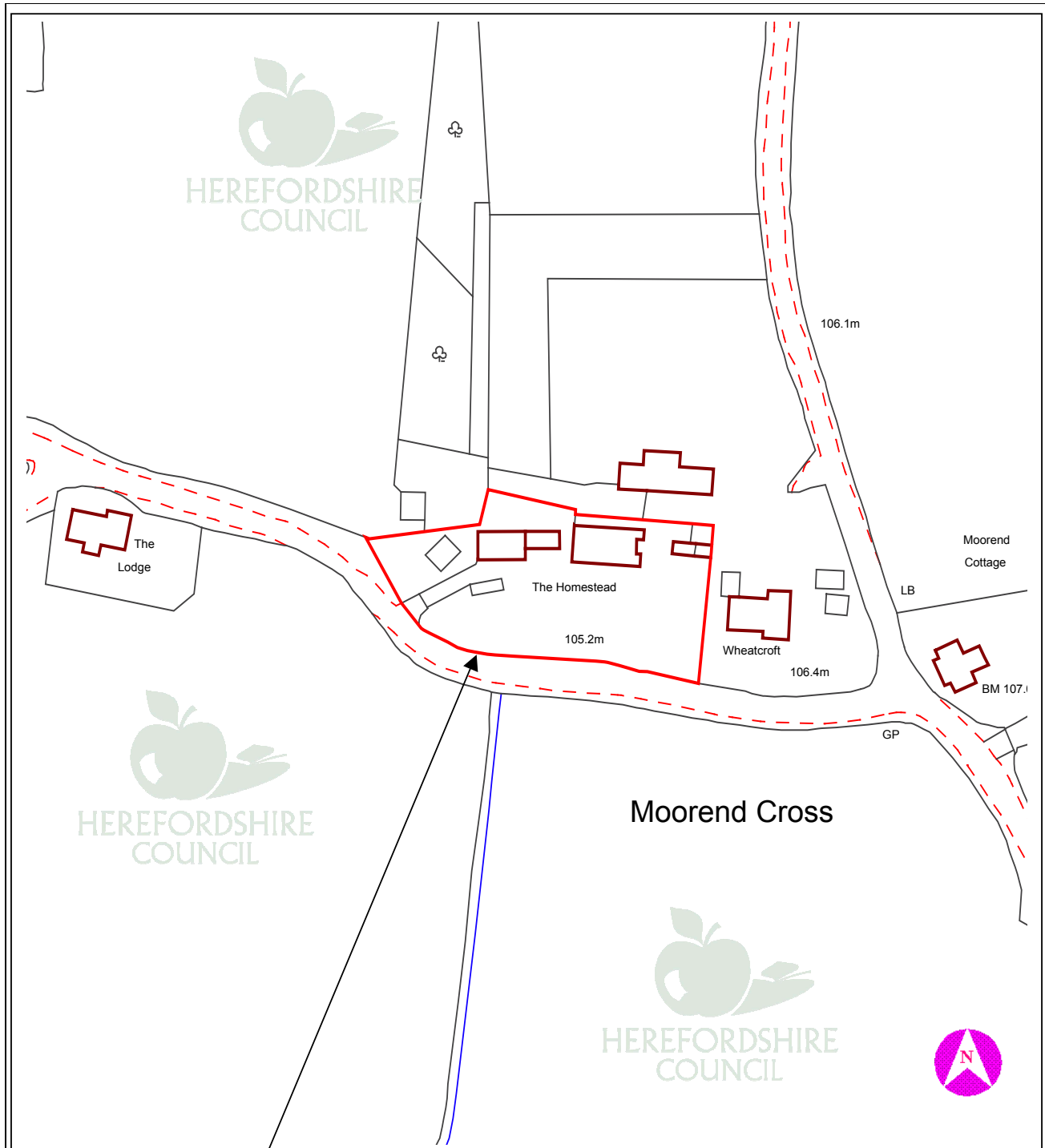
2. **N19 - Avoidance of doubt - Approved Plans**

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNE2008/1738/F and DCNE2008/1739/L

SCALE : 1 : 1250

SITE ADDRESS : Homestead, Moored Cross, Mathon, Malvern, Herefordshire, WR13 5PR

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