

8 DCSE2008/2209/F - SINGLE AND TWO STOREY EXTENSIONS AT HARTLETON LODGE, BROMSASH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7SB.

For: Mrs P Cook per Mr M Keyse, Sawpits, Great Doward, Symonds Yat, Ross on Wye, HR9 6BP.

Date Received: 2 September 2008

Ward: Penyard

Grid Ref: 65230, 25295

Expiry Date: 28 October 2008

Local Member: Councillor H Bramer

1. Site Description and Proposal

- 1.1 Hartleton Lodge is a detached dwelling situated in open countryside, forming part of the Wye Valley Area of Outstanding Natural Beauty (AONB). The dwelling is constructed in stone and render under a tiled roof, occupying a position elevated above the adjoining unclassified public highway and the junction with the drive to Hartleton House.
- 1.2 It is proposed to erect a two-storey extension against the existing north-east facing gable, together with a lean-to against the north-west elevation. The two-storey component would extend the dwelling by 3.9 metres and provide a dining room at ground floor with a bedroom over. The lean-to addition would add a garden room, utility room and lobby.

2. Policies

2.1 Herefordshire Unitary Development Plan

Policy S2	-	Development Requirements
Policy DR1	-	Design
Policy H18	-	Alterations and Extensions
Policy LA1	-	Areas of Outstanding Natural Beauty

3. Planning History

- 3.1 None

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Traffic Manager has no objection
- 4.3 Public Rights of Way Manager has no objection

5. Representations

- 5.1 Parish Council: Comments not available at time of writing.
- 5.2 4 letters of objection have been received from Dr M Bertensham, Fording Farm, Linton, Stephen and Lizzie Lewis, Fordings Barn, Linton and Mr & Mrs W Mitchell, Mill Barn, Bromsash. Mrs P A Northcroft, Frogs Leap, Bromsash, Ross on Wye, HR9 7SB. The contents are summarised as follows:
- a rendered finish would be out of keeping with the character of the surrounding area, where all buildings are constructed entirely of local stone;
 - Hartleton Lodge has already been extended historically. Another addition would swamp the original;
 - The Lodge is in an elevated position, where extensions will impact upon adjoining properties;
 - the extension would be in close proximity to the site boundaries and planting to screen the extension would not be possible - some trees have recently been felled;
 - the extension would be in close proximity to the boundary wall of Mill Barn and surface water run-off could cause damage.

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 The application is for a domestic extension to a dwelling within the AONB. As such policies H18 (Alterations and Extensions) and LA1 (AONB's) are directly applicable. Policy H18 requires that extensions are in keeping with the character and appearance of the existing and allow the original dwelling to remain the dominant feature. The amenity of adjoining properties should not be adversely affected, the plot should not be overdeveloped and adequate parking should be retained. Policy LA1 describes how the landscape quality of the AONB will be afforded priority over virtually all other considerations.
- 6.2 With regard to Policy H18 it is considered that the proposed extension would not affect the privacy or amenity of neighbours, would not overdevelop the plot and that adequate parking would remain on site. This is a view confirmed by the Traffic Manager.
- 6.3 In terms of the design, the ridge and eaves heights have been kept lower than that of the existing dwelling, whilst the span of the two-storey element is narrower than the existing gable. All of these attributes combine to create an extension that does not challenge the dominance of the original. The objectors have indicated that the dwelling has been extended historically, although evidence appertaining to this has not been found. In any event, the fact that the dwelling may have been extended historically does not act to preclude further extension proposals, which should be determined on their merits.
- 6.4 It is acknowledged that stone buildings dominate the immediate locality. It is not accepted, however, that the extension would benefit from being constructed in stone. Approximately half of the existing dwelling is finished with render. The use of render for the extensions would help define the original dwelling and retain it as the dominant feature.

6.5 The proposals are of a scale that would have no implication for the landscape quality of the AONB as a whole and it is not considered that additional landscaping is necessary to mitigate for the impact of the extension. It is considered that there is no conflict with Policy LA1 and the application is 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. **I16 (Restriction of hours during construction)**

Reason: To protect the amenity of local residents and to comply with Policy DR13 of Herefordshire Unitary Development Plan.

INFORMATIVES:

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

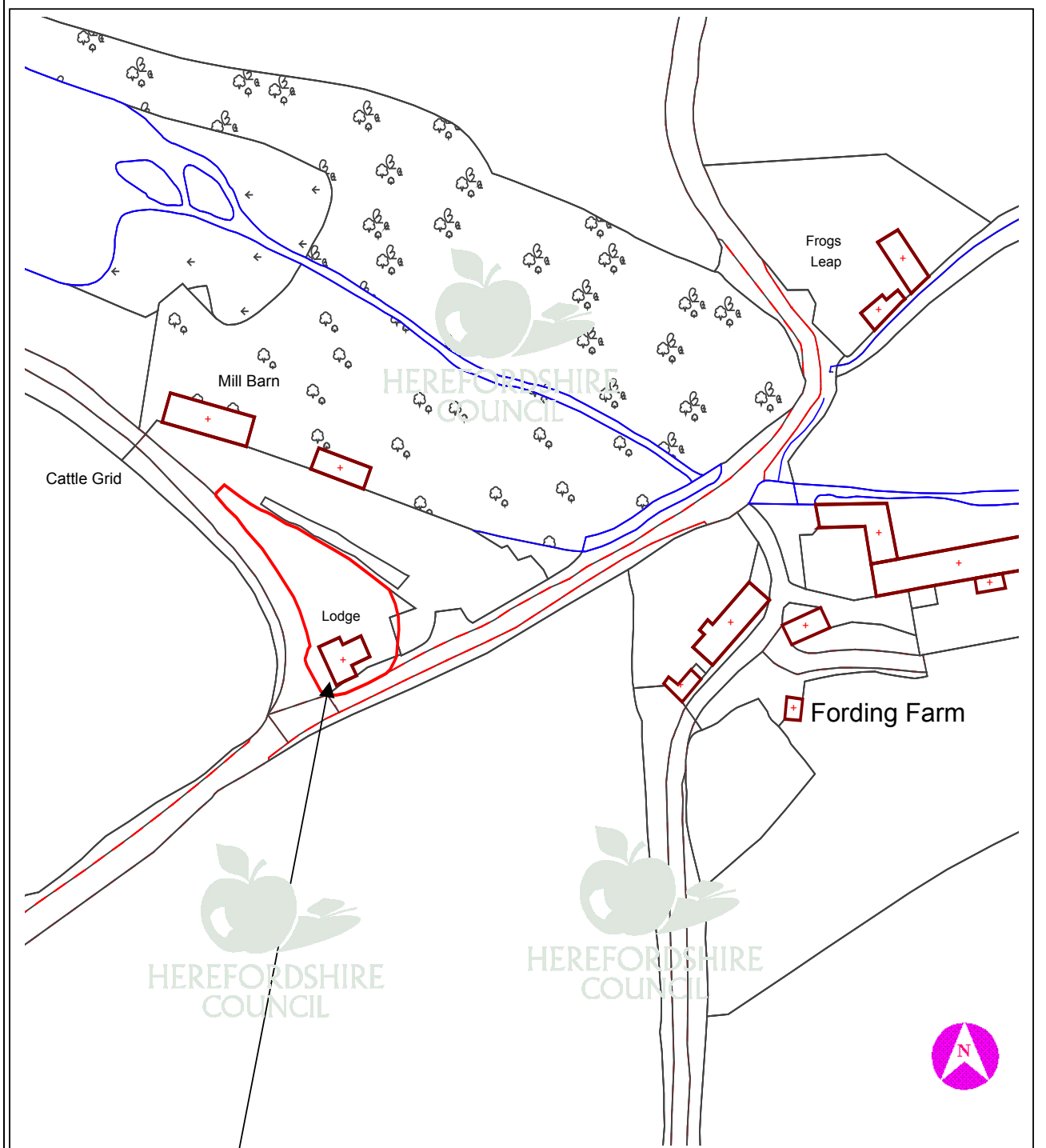
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2008/2209/F

SCALE : 1 : 1250

SITE ADDRESS : Hartleton Lodge, Bromsash, Ross-on-Wye, Herefordshire, HR9 7SB

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