

11 DCCE2008/1533/F - ALTERATIONS AND TWO STOREY EXTENSION TO EXISTING HOUSE. PRICKETTS PLACE, BOLSTONE, HEREFORD, HEREFORDSHIRE, HR2 6LZ**For: Mrs. B. Litherland, Humberts, The Estate Office,
106 High Street, Marlborough, Wiltshire, SN8 1LT****Date Received: 10 June 2008****Ward: Hollington****Grid Ref: 55372, 33019****Expiry Date: 5 August 2008**

Local Member: Councillor GFM Dawe

1. Site Description and Proposal

- 1.1 This site is located on the north side of the Class III road that runs northeast from Little Dewchurch towards Holme Lacy.
- 1.2 Pricketts Place is a detached cottage that is constructed in natural stone with a slate roof. It is a two storey building with to the rear a single storey lean-to in similar materials. The accommodation comprises kitchen, dining, lounge and bathroom to the ground floor with three bedrooms above. In addition there are two sheds attached to the cottage.
- 1.3 This application is for alterations and extensions. The extension would be two storey and to the west side and with a two storey link to the existing cottage. The extension would provide a kitchen and living room on the ground floor with two en-suite bedrooms above, together with halls and stairs. The existing cottage would provide a study, hall and utility with one en-suite bedroom above.

2. Policies**2.1 National Planning Policy:**

- PPS1 - Delivering sustainable development
- PPG7 - Sustainable development in rural areas

2.2 Herefordshire Unitary Development Plan 2007:

- DR1 - Design
- LA2 - Landscape character and areas least resilient to change
- H7 - Housing in the countryside outside settlements
- H18 - Alterations and extensions

3. Planning History

- 3.1 DCCE2008/0072 - Alteration and extension. Withdrawn 19 February 2008.

4. Consultation Summary

Statutory Consultations

- 4.1 Ramblers Association: No objection.

Internal Council Advice

- 4.2 Traffic Manager: No objection subject to conditions.
4.3 Public Rights of Way Manager: No objection.

5. Representations

- 5.1 The applicant's agent has submitted a Design Statement, which can be summarised as follows:

- The cottage is a simple 19th Century two bedroom structure.
- The accommodation is limited and some of the structure is in poor condition.
- The gross floor is 80 Sq M, the lean-to is 21 Sq m and the annexe 35 sq m.
- The property was purchased in 2007 prior to which enquiries were made to as to the feasibility of a substantial extension.
- The first application took account of this advice but despite this was considered by Officers to be unacceptable.
- There were further discussions prior to the submission of this application but again the proposal was considered unacceptable.
- There have been further discussions which have resulted in the current scheme.
- The scheme has been based around a requirement to provide a family home in a peaceful location. The applicant's husband has suffered a stroke and her father would also need to be accommodated.
- The existing cottage requires substantial extension to meet the needs and is based on retaining the cottage largely unaltered.
- The design solution is the provision of a separate but linked structure positioned so that it does not impose on the exiting. The floor of the cottage is to be lowered to maintain level access and to enable the extension to appear subservient.
- The materials and detailing are to echo those existing.

- 5.2 Holme Lacy Parish Council: The Parish Council's response on the revised scheme is as follows:

“Happy with the plans and especially the use of stone which is more in keeping with the original cottage than the previous application using wood. Pleased to see the care taken to fit in with the surroundings.

For the original proposal they commented that the extension was very large when compared to the original cottage and the style does not appear sympathetic.

- 5.3 Bolstone Parish Council: The Parish Council's response on the revised scheme is awaited. For the original proposal they had no objection.
- 5.4 Seven letters have been received in support of the proposal. All bar one pre-date the receipt of the current scheme. They point out that there has been a lengthy delay, the extensions are to make the cottage suitable for use particularly for the disabled and the extension is sympathetic.

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 site is in a relatively isolated location in an attractive area of countryside. Indeed the boundary of the Wye Valley AONB is on the opposite side of the road and there is a special wildlife site adjoining to the north (Lower Bolstone Wood).
- 6.2 The cottage is two storey with a rear lean-to and is built in stone with a slate roof. It is small and there have been no previous extensions. The original cottage has a floor area of some 102 sq m. The agent refers to an attached annexe. Attached to the rear of the cottage is a further structure of some 35 sq m but on the submitted survey plans this is described as a shed and it does not appear to have formed part of the living accommodation.
- 6.3 The extension proposes a separate wing aligned at a right angle and set back from the existing and with a two storey link. The floor area proposed would be of the order of 160 sq m. It would be constructed in stone with a natural slate roof.
- 6.4 The most relevant policy is H18 which allows for extensions to dwellings so long as the original building remains the dominant feature; the proposal is in keeping with the character of the existing in terms of scale, mass, siting, detailed design and materials; the proposal would not be cramped and would not have an adverse impact on neighbouring property and the level of parking is appropriate.
- 6.5 There has been a lengthy period of discussion with Officers on this proposal ranging from advice prior to submission, and during the consideration of the applications. Most recently these have been on the basis of the current scheme.
- 6.6 The cottage has not previously been extended and it is an attractive structure. However it is small and the accommodation is limited. As Policy H18 makes clear there is no objection in principle to extending the property but the criteria do impose limitations on the size and design. Indeed the preamble to the policy advises that in rural areas extensions to the traditionally smaller dwellings should be modest in scale so as to ensure the provision of this type of accommodation is continued. The recent discussions have concluded with the advice that concern does remain as to the size of the extension. However it is acknowledged that the applicant's requirements are a significant constraint on a further reduction in size.
- 6.7 The proposal does not comply with Policy H18. The extension would more than double the size of the existing building and, despite being set back from the building line, would be the dominant feature particularly as the ridge height exceeds that of the existing. I acknowledge that significant efforts have been made to reduce the size of the extension, by breaking up its apparent bulk, and to integrate its design to reflect that existing. It is also the case that those remaining small cottages in Herefordshire are a particular challenge when designing extensions that meet the policy constraint and also provide a suitable level of accommodation. However I consider that an exception should not be made in this case.
- 6.8 However the conclusion can only be that the proposal is contrary to policy and should not be permitted.

RECOMMENDATION

That planning permission is refused for the following reason:

1. **Having regard to Herefordshire Unitary Development Plan Policies H7 and H18 and the size and scale of the existing cottage the proposal is considered to be unacceptable. The proposed extension by virtue of its scale and mass would not be in keeping with the character of the existing dwelling which would also not remain the dominant feature.**

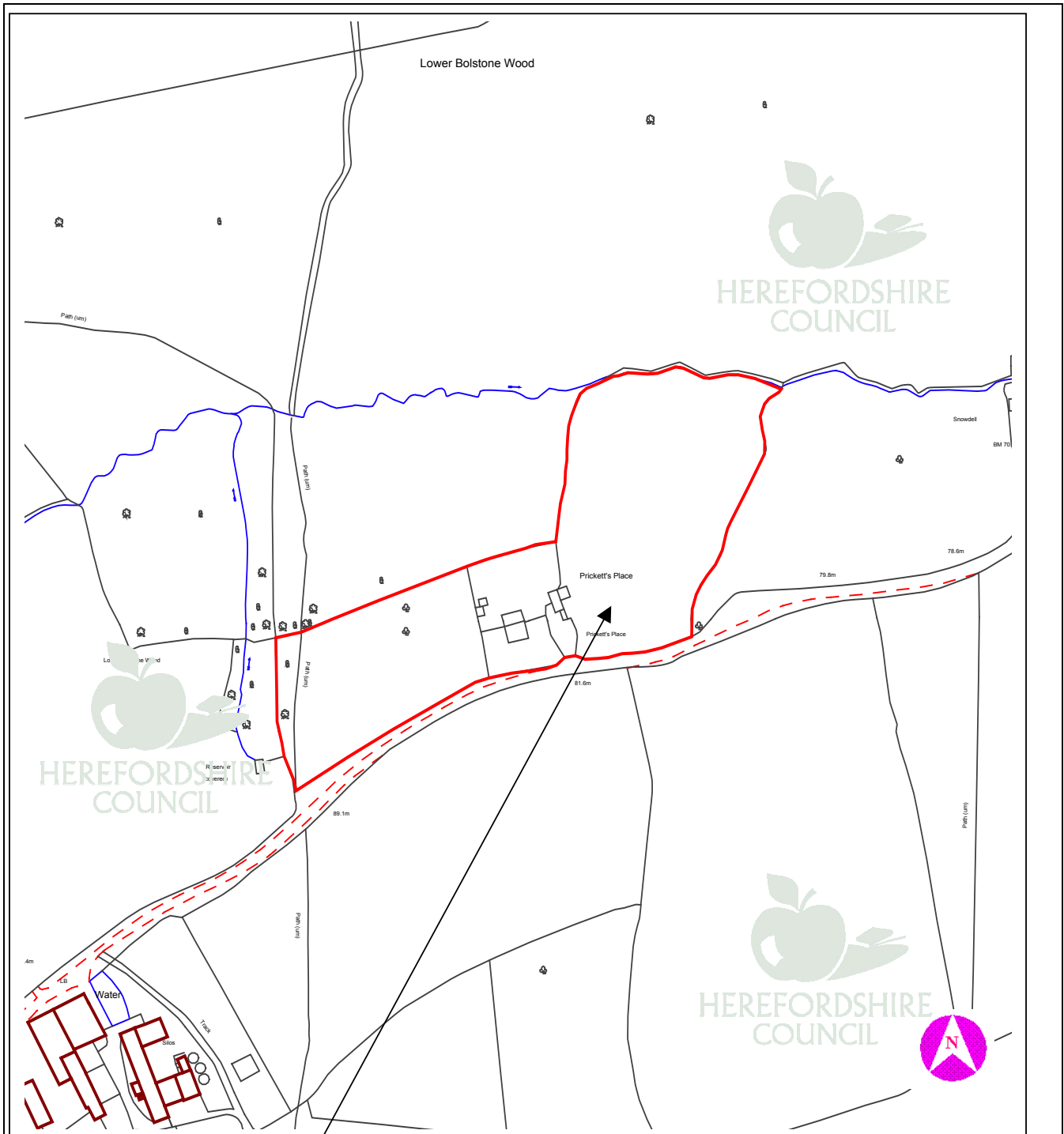
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2008/1533/F

SCALE : 1 : 2500

SITE ADDRESS : Pricketts Place, -, Bolstone, Hereford, Herefordshire, HR2 6LZ

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