

**6 DCSW2009/0137/F - EXTENSIONS TO DWELLING,
NEWCASTLE FARM HOUSE, ORCOP, HR2 8SF.****For: Ms C Young per Mr S Brown, Simon Brown, 14
Monk Street, Monmouth, NP25 3NZ.****Date Received: 26 January 2009****Ward: Pontrilas****Grid Ref: 47813, 28069****Expiry Date: 23 March 2009**

Local Member: Councillor RH Smith

1. Site Description and Proposal

- 1.1 Newcastle Farmhouse is on the southern side of the class III road (C1235) that leads westwards out of Orcop Hill towards Bagwyllydiart. This road is characterised by mature hedgerows either side. The road declines southwards beyond Newcastle Farmhouse and the adjoining property immediately to the east, Stone Barn. Newcastle Farmhouse is approximately one metre below the level of the C1235 road. There is sufficient space in front of the property to park at least two vehicles clear of the C1235 road.
- 1.2 The property is a two-storey rubble stone dwelling under a natural slate roof. It has a boarded porch on the south elevation of the house and on the western end is a stone and horizontal boarded lean-to extension. There is a rendered single storey extension projecting off the south-eastern corner of the property.
- 1.3 It is proposed to erect a two-storey element onto the western end of the dwelling. It will project out 3.6 metres from the 9.7 metres long dwelling. It will be 7.2 metres high as compared to the 7.4 metres high existing dwelling. This two-storey element joins a further single-storey addition providing a dayroom/kitchen/diner. It is 5.3 metres high and projects 1.25 metres out beyond the existing line of the rear elevation of the building. A lean-to canopy is also proposed which covers an area 800mm wide on the south elevation of the proposed extensions.
- 1.4 The roadside (north) elevation will have a lean-to open porch between the single-storey element and the western end of the two-storey extension.
- 1.5 It is also proposed to widen the existing access point onto the highway. This will allow two vehicles to park off the highway and will facilitate better visibility to the west.
- 1.6 The dwelling has three floors of accommodation, including the roof space. The floor plans indicate that an additional bedroom will be provided in the two-storey element, the remaining area of the two-storey extension will provide a new stairwell serving the three floors of accommodation. The walls will be covered in horizontal locally grown boarding under a natural slate roof.

2. Policies**2.1 Planning Policy Statements**

PPS1 - Delivering Sustainable Development

2.2 Herefordshire Unitary Development Plan

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy DR1	-	Design
Policy H18	-	Alterations and Extensions

3. Planning History

- 3.1 SH941279PF Raise roof off existing stone walls and pitched roof on lean-to - Approved 08.11.94

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Traffic Manager recommends that on site parking for at least 3 vehicles be provided, instead of parking parallel to the highway as presently.

5. Representations

- 5.1 In the Design and Access Statement that accompanied the application, the following main points are raised:

- a high quality low energy extension
- intended to provide more suitable modern accommodation, provide adequate headroom and improve overall energy efficiency
- good quality materials and finishes, i.e. natural slate, natural finish locally grown timber cladding
- high quality joinery
- will have minimal impact on neighbours
- drive and parking area will be tarmac and gravel thereafter to match existing
- rainwater and surface water drainage will be a Sustainable Urban Drainage Scheme (SUDS) to drainage authority approval thereby reducing outfall to mains sewers
- access - pedestrian access unaffected, vehicle access represents minor change, disabled access will comply with Part M of Building Regulations
- strategy is to minimise fuel and GHG emissions
- designed towards zero-carbon usage, maximising solar gain in autumn, winter and spring, shading from high summer sun
- maximise insulation and air-tightness.

- 5.2 Orcop Parish Council make the following observations:

“Orcop Parish Council feels that the proposed plans would resemble cow housing of the old style. The opinion of the council is stone cladding should be used to blend in with the original house. Clapper board is out of keeping with the construction of surrounding houses and will detract from the appearance of the village. Additionally unsubstantiated claims of zero carbon construction should be ignored as eco-babble.”

6. Officer's Appraisal

- 6.1 The main issues are considered to be the form, massing and materials for the extensions and the on-site parking arrangements for the enlarged dwelling.
- 6.2 The proposed additions need to satisfy the requirements of Policy H18 of the Herefordshire Unitary Development Plan. It is considered that the extensions will not dominate the original stone building. The two-storey element is in proportion to the stone dwelling, it is set back from the roadside elevation and is also slightly lower than the existing dwelling. The single-storey extension provides a contrast to the two-storey element. It has been designed to capture sunlight via the south elevation and has only one window on the roadside (north) elevation. The comments of the Parish Council are noted but in the officer's opinion the use of natural timber cladding provides an appropriate contrast to the stone of the original dwelling. It is not evident what cow houses are being referred to, unless reference is being made to traditional barns which are often clad in boarding. The type of natural wood proposed would need to be the subject of a planning condition, in the event that planning permission was granted. It is not considered that weather-boarding is inappropriate nor unsympathetic, and indeed it is already a feature of the existing dwelling.
- 6.3 The Traffic Manager is seeking a turning facility for vehicles on site. This can be made the subject of a planning condition given there is sufficient room on the applicant's property for a turning facility and on-site parking.
- 6.4 This proposal is considered to be in keeping with the character of the existing dwelling, it does not visually dominate it nor does the use of weatherboarding detract from the amenities of the property. It is possible to park off the highway presently but a condition reinforcing the parking arrangements will, it is considered, satisfy the requirements of improving general highway safety as recommended by the Traffic Manager.

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. B01 (Development in accordance with the approved plans)

Reason. To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with Policy DR1 of Herefordshire Unitary Development Plan.

3. 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

4. H12 (Parking and turning - single house)

Reason: In the interests of highway safety, to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan

Informatives:

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

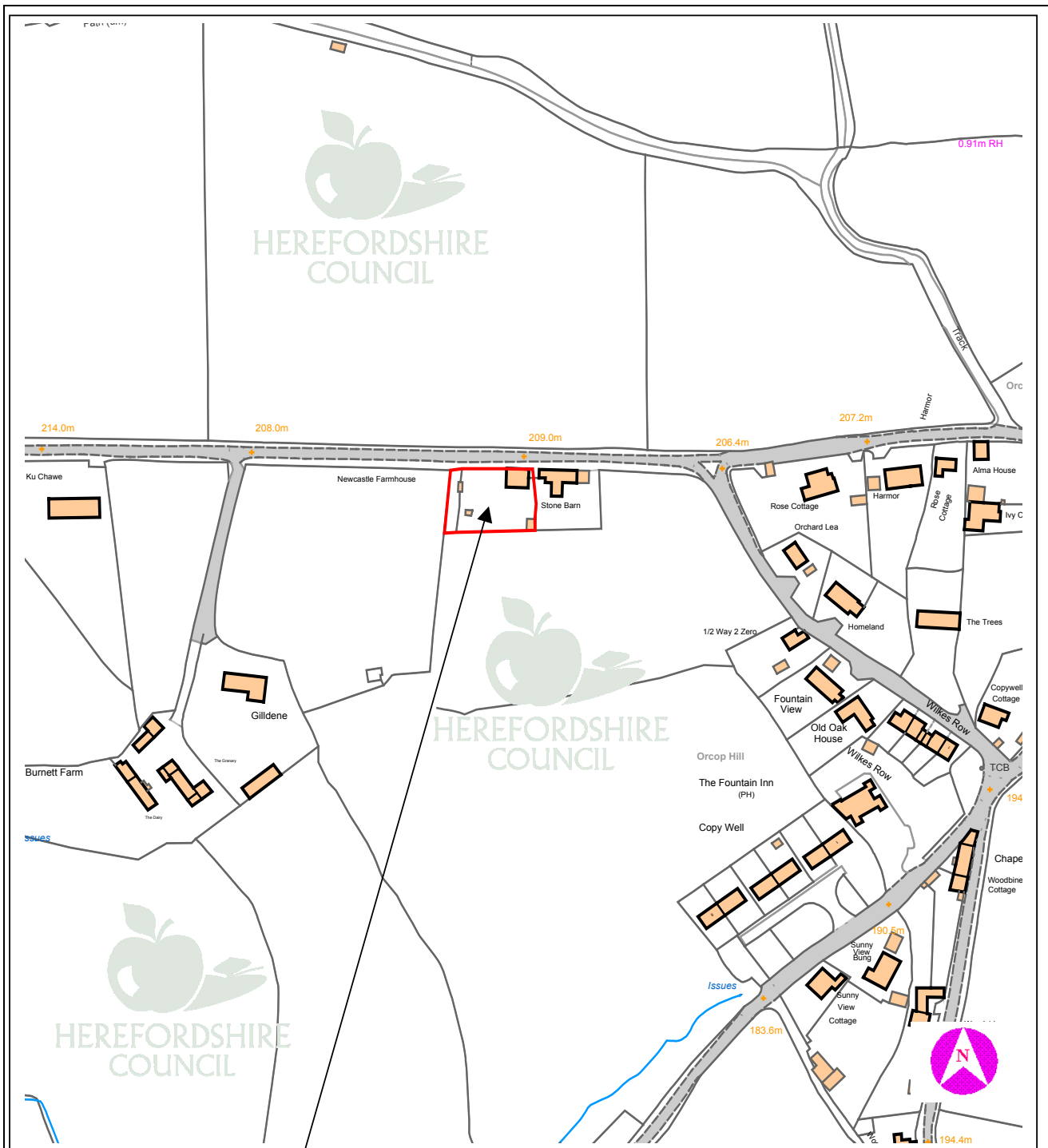
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2009/0137/F

SCALE : 1 : 2500

SITE ADDRESS : Newcastle Farm House, Orcop, Herefordshire, HR2 8SF

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