

6 DCSE2009/0489/F - SINGLE STOREY EXTENSIONS WITH FIRST FLOOR EN-SUITE WITHIN NEW ROOF SPACE, 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: 10 March 2009

Ward: Penyard

Grid Ref: 65231, 25297

Expiry Date: 5 May 2009

Local Member: Councillor H Bramer

1. Site Description and Proposal

- 1.1 Hartleton Lodge is a detached dwelling situated in attractive open countryside. The dwelling is constructed in stone and render under a tiled roof and occupies a position elevated above the unclassified public highway and the junction with the drive to Hartleton House. The dwelling has a T-shaped plan, which comprises the original stone element and the existing two-storey extension to the rear, which dates from the late 1960s.
- 1.2 It is proposed to erect an extension against the existing north-east facing gable, together with a lean-to against the north-west (side) elevation. The former would extend the dwelling by 3.9 metres and provide a dining room at ground floor with an en-suite to the master bedroom above. The lean-to extension would add a utility room, downstairs WC and lobby.
- 1.3 Neighbouring development comprises Mill Barn to the north (50 metres) and Fordings Farm and Fordings Farm Barn to the east.
- 1.4 The proposal has been revised following the refusal of application DCSE2008/2209/F at the October 2008 meeting of the Southern Area Planning Sub-Committee, and now proposes smaller extensions.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007

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

3. Planning History

- 3.1 26246 Alterations and additions to existing dwelling including provision of septic tank drainage there from and formation of a new pedestrian access thereto, Hartleton Lodge, Fording Lane, Linton - Approved 22.10.68

DCSE2008/2209/F Single and two-storey extensions - Refused 15.10.08

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 The Traffic Manager has no objection.

4.3 The Public Rights of Way Manager has no objection.

5. Representations

5.1 Linton Parish Council: "Policy H18 1 in the UDP states that the original building should be the dominant feature, but together the two extensions would be larger than the original building. If Herefordshire Council grants planning permission then this would be a clear departure from planning policy and good reasons would be required as to why they had done so."

5.2 Five letters of objection have been received. They come from Dr M Bertenshaw, Fording Farm, Linton, Mr & Mrs Lewis, Fordings Barn, Linton, Mr & Mrs W Mitchell, Mill Barn, Bromsash, Mrs P Northcroft, Frogs Leap, Bromsash and Mrs M Pytel, Hartleton, Bromsash. The content is summarised below:

- Hartleton Lodge has already been extended historically with a two-storey extension that almost doubled the size of the original stone building. Further extensions would further reduce the dominance of the original feature in a manner contrary to Policy H18 of the Unitary Development Plan.
- Hartleton Lodge is in an elevated position where a further rendered extension would be prominent and completely out of place in the local context where neighbouring buildings are built almost exclusively in stone.
- The proposed dining room extension would be in close proximity to the site boundaries and planting to screen the extension would not be possible - some trees have already been felled.
- The extension would be in close proximity to the retaining wall to Mill Barn and construction and/or surface water run-off could cause damage.
- The proposal is not markedly different to that refused under reference DCSE2008/2209/F and it is difficult to envisage how a different conclusion can be drawn in response to this proposal.

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 seeks planning permission for the erection of extensions to an existing dwelling. Policy H18 of the Unitary Development Plan (Alterations and Extensions) is directly applicable as is Policy DR1 (Design). Policy H18 requires that extensions are in keeping with the character and appearance of the existing dwelling and allow the original dwelling to remain the dominant feature. The residential amenity of adjoining

properties should not be adversely affected, the plot should not be over-developed and adequate provision should be made for on-site parking. Policy DR1 is a generic design policy, which requires that proposals should be of a high standard of design, whilst promoting the distinctive character of the local area where appropriate.

- 6.2 As referred to above, this application is a revised proposal for extensions to the property, following the refusal of application DCSE2008/2209/F. Whilst the location of the extensions remains the same, the scale has been reduced significantly. The gabled extension from the north-east facing elevation is now effectively single storey, with an en-suite shower room provided in the roof slope. Whilst the footprint remains the same as formerly proposed, the height has been reduced by 1.5 metres. As a result the difference in height of the extension when compared to the height of the existing dwelling is now 2 metres as opposed to the former 300mm.
- 6.3 The lean-to element has also been significantly reduced in scale. The refused proposal involved a lean-to running almost the full length of the north-west facing elevation. The footprint as proposed under the refused application was 26.7 m². With the omission of the formerly proposed garden room and reduction in depth, this extension is now 40% of the former size at 10.5m².
- 6.4 In terms of the design, the ridge and eaves height of the dining room extension are significantly lower than that of the existing dwelling, whilst the span is narrower than the existing. These attributes combine to create an extension that does not challenge the dominance of the existing dwelling. Whilst it is acknowledged that the existing extension has almost doubled the size of the original dwelling, the case officer considers that the proposed extensions would not compete with or challenge the dominance of the original stone element, which is already compromised from certain vantage points by the existing extension. At present, the original stone element is only dominant on the approach from the west, either along the public highway or the drive to Hartleton House. From the eastern approach the existing two-storey extension is, by virtue of its scale and elevation above the road, the dominant feature and further extensions of a clearly subordinate scale are not considered to cause further harm to the character or appearance of the existing dwelling or the immediate area.
- 6.5 With regard to Policy H18, the case officer does not consider that the extensions would adversely affect the privacy or residential amenity of neighbours, nor would the proposal result in over-development of the plot. Mill Barn is nearly 50 metres distant, whereas Fordings Farm Barn is over 70 metres to the east. These separation distances are considered sufficient to safeguard existing levels of residential amenity. The Traffic Manager has confirmed that the extensions would not affect the existing parking and turning provision and has no objection.
- 6.6 It is acknowledged that the dominant local building material is stone. Mill Barn, Fordings Farm and Fordings Farm Barn are all constructed in stone, as is the original Hartleton Lodge. However, given that approximately half of the existing dwelling is faced in render it is considered appropriate that render be used as the facing material for the proposed extensions. Arguably this approach helps to define the original dwelling.
- 6.7 Finally, it is considered relevant to discuss the fallback position afforded by the 'new' householder permitted development regime i.e. the extent of extensions that could be constructed without the requirement for express planning permission. With specific reference to Hartleton Lodge, planning permission is required for the current proposal on the basis that the extensions would result in additions projecting more than

4 metres from the rear of the original dwelling. However, the owner could, if so minded, erect a side extension against the north-west elevation of the original building i.e. towards Mill Barn without planning permission. Such an extension would be subject to certain limitations in that it could not exceed 4 metres in height or have a width greater than half the width of the original dwelling. However, even subject to these limitations an extension of the equivalent scale to that currently proposed could be erected without express planning permission and the associated conditional control.

6.8 For the reasons described above, the proposal is considered to accord with the requirements of Policies H18 and DR1 of the Unitary Development Plan and is recommended for approval subject to conditions.

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**

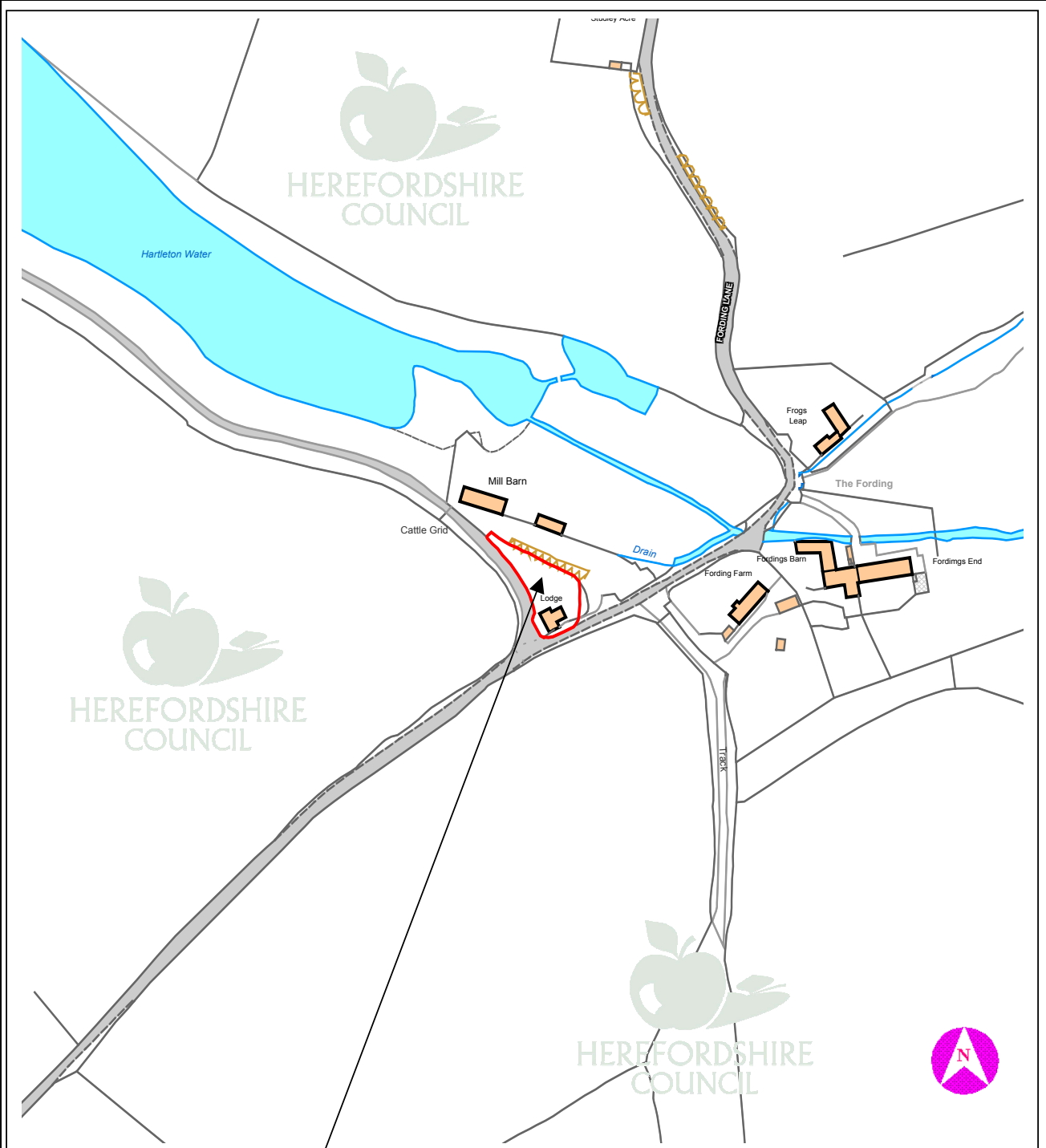
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2009/0489/F

SCALE : 1 : 2500

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

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