

9 DCCE2008/1533/F - ALTERATIONS AND TWO STOREY EXTENSION TO EXISTING HOUSE AT PRICKETTS PLACE, BOLSTONE, HEREFORD, HEREFORDSHIRE, HR2 6LZ**For: Mrs. B. Litherland per 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

Introduction

This application was reported to the meeting on 7 January 2009 when determination was deferred in order for a site visit to be held. This took place on 20 January 2009. The application was then considered at the meeting on 4 February 2009 when the determination was deferred for further negotiations.

Since that time there have been a number of meetings during which revised proposals were discussed. The result is that a revised proposal has been submitted which changes the design approach.

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. Since the application was last presented the design has been completely re-configured. It is now a part two part single storey structure directly attached to the rear of the cottage and with its roof lines parallel. The existing lean-to is raised to two stories to provide a link at first floor. There would in addition be a two storey extension to the west gable end of the existing cottage. The new accommodation would provide kitchen/breakfast room, dining hall, lounge on the ground floor with two bedrooms above. The materials proposed are stone and natural slate.

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/F - 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 Withdrawn 19 February 2008.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.
- There have been ongoing discussions with Officers with respect to the proposals from 2007 and since the Committee meeting in February.
- The scheme has been based around a requirement to provide a family home in a peaceful location following an illness in the family and to provide space for an ageing relative.
- The existing cottage requires substantial extension to meet these needs and is based on retaining the cottage largely unaltered.
- The design solution revisits that of the very first proposal. The west extension attains a visual subservience and the rear extensions maximise space whilst maintaining the identity of the cottage.
- The materials and detailing are to echo those existing.
- It concludes that the existing cottage is too small and requires a viable use to prevent greater disrepair. Although seemingly large the extension can be comfortably accommodated.

5.2 Holme Lacy Parish Council: The Parish Council cannot see any objection to these plans. The front elevation will remain the same so the view from the road will remain unchanged.

The applicant is not trying to make this property massively bigger. The Parish Council feels the applicant has made every effort over the past months to comply with suggestions from the Planning Department.

- 5.3 Ballingham, Bolstone and Hentland Group Parish Council: The Parish Council would like to reiterate its support for this application. Although there is a considerable increase in the size of the dwelling the amended plans are sympathetic to the style of the original cottage and will provide much needed living space for the occupants. Having visited the site the Council also notes that the property is not in a prominent position on the approach road.
- 5.4 On the basis of previous proposals, six letters have been received in support of the proposal. No additional letters have been received following re-consultation on this current revision.

The full text of these letters can be inspected at Central 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 primarily two storeys but with a rear single storey 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. Attached to the rear of the cottage is a further structure of some 35 sq m. This is described by the agent as an annex but the submitted survey plans note it as a shed and it does not appear to have formed part of the living accommodation.
- 6.3 The proposal has been completely reconfigured since the application was considered at the February meeting. Members will recall that the previous scheme was in the form of a separate building with a link to the existing cottage. Subsequent to the February Sub-Committee there were a number of meetings with the applicant in which the discussions centred on achieving a suitable extension both in terms of the parameters of policy and the provision of accommodation to meet the applicants requirements. It was agreed that in order to reduce the building size the concept of the linked extension would be abandoned to be replaced by a more conventional form of extension. In these discussions it was emphasised that size and scale of the extension was fundamental and the minimum aim should be to not more than double the size of the cottage.
- 6.4 The current scheme would provide approximately 160 sq m of additional floor space. This compares with the 102 sq m that exists. This is a reduction of some 20 sq m from the previously considered proposal.
- 6.5 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.

6.6 The cottage has not previously been extended and it is an attractive structure, although it is not particularly prominent in the landscape. It is typical of the Herefordshire vernacular style of which there are probably relatively few remaining unaltered examples. However the existing dwelling is small and the accommodation is limited. As Policy H18 makes clear there is no objection in principle to extending the property. However the criteria to this policy do impose limitations on the size and design of any extension. 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 this provision of this type of accommodation is continued. The recent discussions have considered in detail the level and size of the accommodation. It is acknowledged that the scheme in terms of its particular design is not overly excessive in terms of the sizes of the individual rooms.

6.7 Whilst efforts have been made to reduce the size, it is the relationship to the size of the very modest existing cottage that your officers consider causes a conflict with policy. On this basis the proposal does not comply with Policy H18. The extension would more than double the size of the existing building and, whilst the major part is to the rear it would dominate this small cottage.

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 their size and scale would not be in keeping with the character of the existing dwelling which would also not remain the dominant feature.**

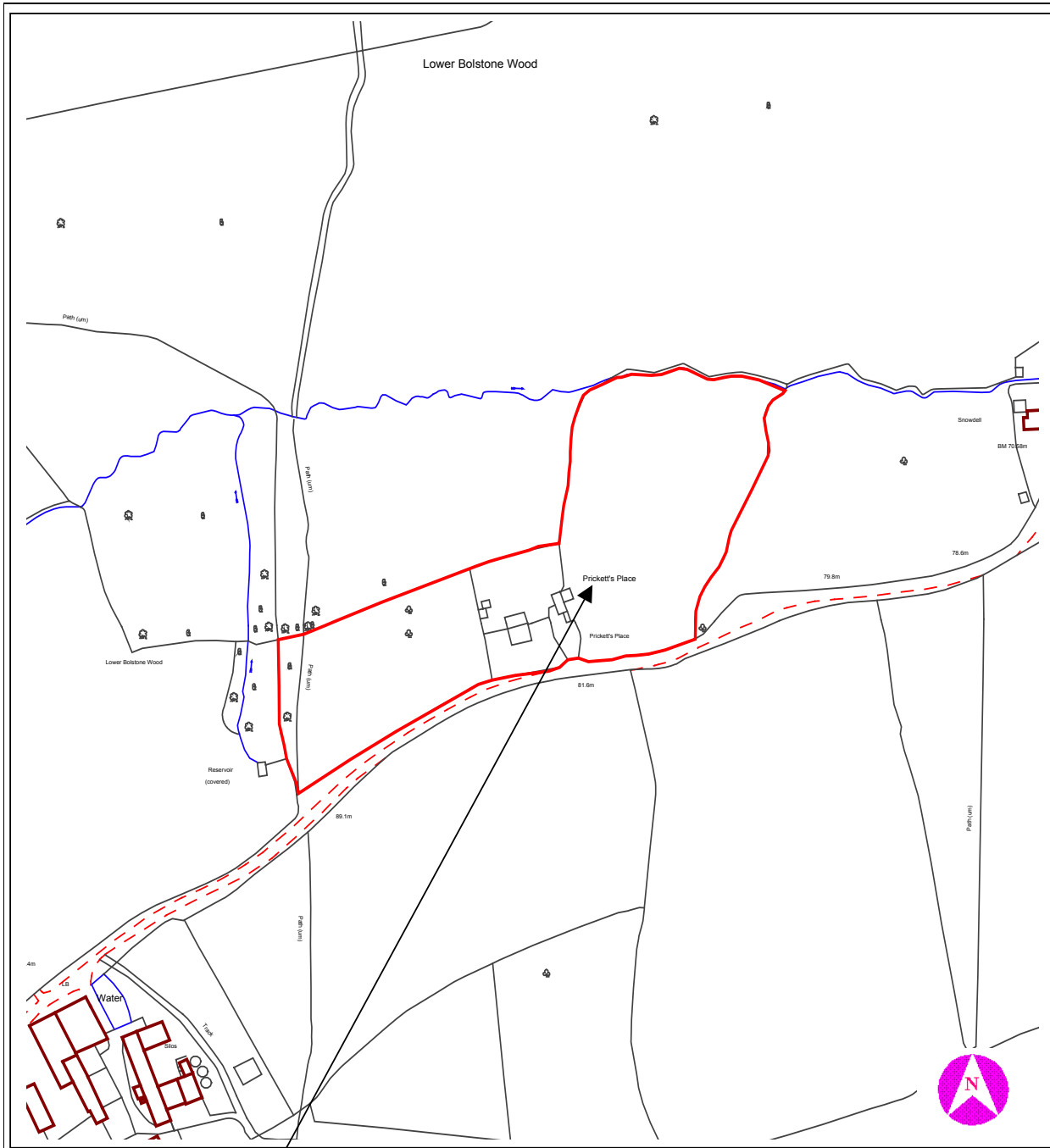
Decision:

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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