

3 DCSW2003/2741/F - PROPOSED TWO STOREY EXTENSION, 2 CORONATION COTTAGE, KINGSTHORNE, HEREFORDSHIRE, HR2 8AL

For: Mr & Mrs G Turney, 2 Coronation Cottage, Kingsthorne, Herefordshire, HR2 8AL

Date Received: 10th September 2003 Ward: Pontrilas Grid Ref: 49855, 31990

Expiry Date: 5th November 2003

Local Member: Councillor G. W. Davis

1. Site Description and Proposal

- 1.1 The application site is on the southern side of the unclassified road (u/c 71609), also known as Forge Lane, nearly opposite Karapiro. The junction of Forge Lane and the north-south orientated C1263 road is 20 metres to the west of the site.
- 1.2 The dwelling the subject of this proposal was built in 1999, as a replacement dwelling for a semi-detached dwelling adjoining 1 Coronation Cottage.
- 1.3 It is proposed to build a two-storey extension onto the front of the dwelling, that is rendered under an artificial slate roof. The existing dwelling is 11½ metres back from the highway. It is 7.1 metres wide and 10.8 metres long. The proposed extension is 5 metres wide and will project 6.2 metres out towards the highway. It will provide a dining room on the ground floor and an additional bedroom, together with a study on the first floor.

2. Policies

2.1 Hereford and Worcester County Structure Plan

- Policy CTC.2 - Area of Great Landscape Value
 Policy CTC.9 - Development Requirements
 Policy H.20 - Housing in Rural Areas

2.2 South Herefordshire District Local Plan

- Policy GD.1 - General Development Criteria
 Policy SH.23 - Extensions to Dwellings
 Policy C.8 - Development within Area of Great Landscape Value

2.3 Unitary Development Plan

There are no policies that are considered to raise issues different from the current Development Plan policies.

3. Planning History

- 3.1 SH980177PF Demolition of existing cottage and erection of 4 bedroom dwelling - Refused 15.04.98
- SS990188PF Replacement of existing structurally unsound cottage with a new cottage - Approved 28.07.99

4. Consultation Summary

Statutory Consultations

4.1 Not applicable.

Internal Council Advice

4.2 The Head of Engineering and Transportation has no objection.

5. Representations

5.1 Much Birch Parish Council make the following observations:

"The Parish Council considers that the size of the proposed extension is out of keeping with the character of the existing dwelling, and the surrounding properties."

6. Officers Appraisal

6.1 The main issue is considered to be whether or not the scale and massing of the new extension is in keeping with the existing dwelling.

6.2 The issue of concern raised by the Parish Council is dealt with by Local Plan Policy SH.23. The requirements of this policy are that the materials should be in keeping and that the extension is in keeping in terms of mass and scale. The extended building should also not detract from the amenities of the locality in which it is located. The materials proposed and the design of windows will match those used in the existing dwelling. The height of the new extension is 1.3 metres lower than that of the main ridge, also it is narrower than the existing dwelling by 2.1 metres. The extension will project 6.2 metres which is more than half of the length of the existing dwelling, however, this is mitigated by the width and overall height of the extension. The extension constitutes a 40 per cent increase in the footprint of the building which is considered to be within tolerable limits.

6.3 The design of the extension as regards windows will need to be addressed, a larger window at first floor level in the north elevation, directly facing the unclassified road should be reduced in width to at least that of the ground floor windows. Also the design for the porch as viewed on the west elevation appears to comprise all glazing over a brick plinth. These aspects would need to be addressed before planning permission could be issued.

6.4 There are a variety of house types around Kingsthorpe, there are rendered, brick and stone faced dwellings of two-storeys and single-storey. It is not considered that the development proposed would detract from the amenity of the locality, the proposal is in accordance with Policies GD.1, C.8 contained in the Local Plan, and Policy SH.23 relating to extensions, as augmented by Policy H.20 contained in the Structure Plan. This is on the basis that satisfactory revisions to the fenestration can be achieved.

RECOMMENDATION

That subject to the receipt of suitably revised plans, the officers named in the Scheme of Delegation to Officers be authorised to approve the application subject to the following conditions and any further conditions considered necessary by officers:

- 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. **A07 (Development in accordance with approved plans)**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

- 3. **B01 (Samples of external materials)**

Reason: To ensure that the materials harmonise with the surroundings.

- 4. **Details of the revised means of access to serve the property following erection of the extension shall be the subject of the prior written approval of the local planning authority before development commences on site.**

Reason: In the interests of general highway safety and given the restricted area created between the access point and the garage.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.