

10 DCNE0009/1690/F - PROPOSED SINGLE STOREY SIDE EXTENSION, ALTERATIONS AND REPAIRS TO EXISTING OUTBUILDINGS TO CREATE ADDITIONAL ACCOMMODATION AT PAUNCEFORD COURT FARMHOUSE, MUCH COWARNE, BROMYARD, HEREFORDSHIRE, HR7 4JQ.

For: MRS BURN per MR JOSH THOMAS, JOSH THOMAS DESIGN 2-3 TUDOR MEWS, THE HOMEND, LEDBURY, HEREFORDSHIRE, HR8 1BT.

Date Received: 23 July 2009

Ward: Frome

Grid Ref: 361953,247127

Expiry Date: 17 September 2009

Local Member: **Councillor PM Morgan**

1. Site Description and Proposal

- 1.1 The application site is located in open countryside although is in the cluster of houses that form the village of Much Cowarne, accessed from an unclassified road.
- 1.2 The application site comprises the large period farm house 'Paunceford Court' and its associated curtilage, and is served via two accesses. The site is flanked to the north by existing residential properties, of which includes a number of residential conversions, and to the south by agricultural fields. The Grade II listed Church is located to the west.
- 1.3 The proposal is for the extension of the house on its north elevation, to provide additional accommodation, (measuring: 6.6m wide x 8.6m deep x 5.6m high), repairs to existing outbuildings and the formation of an upgraded access.

2. Policies

- S1 - Sustainable Development
- DR1 - Design
- DR2 - Land Use & Activity
- H13 - Sustainable Residential Design

3. Planning History

- 3.1 None relevant.

4. Consultation Summary

Internal Council Advice

- 4.1 The Council's Highways department makes no objection to the proposal.

4.2 The Council's Conservation Officer makes no objection to the proposal, noting the pre-application discussions, which took place and considers the scheme is acceptable.

5. Representations

5.1 Much Cowarne Parish Council raises a number of issues:

- Additional traffic with regard to the Church carpark and impact on Pounceford Coachhouse
- The extension could be used to create a separate dwelling
- Impact upon Kiln House
- Impact upon character of an important local building

5.2 Two letters have been received from local residents, Mr and Mrs Dixey, Kiln House, Much Cowarne, NR7 4JQ and Mr Mustoe, Parc Glas, Much Cowarne, HR7 4JQ, who have signed an exact copy of the Dixey's letter, raise the following points:

- Impact upon an historic building
- Proposal alters the character of the area
- Proposal is not a sensitive proposal
- Impact upon amenity
- Impact upon privacy
- Change to the access arrangements and impact
- Landscaping is not in keeping with the rural nature of the surroundings
- Concern over potential removal of existing trees and hedges
- Proposal could create a separate dwelling

The full text of these letters can be inspected at Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Committee meeting.

6. Officer's Appraisal

6.1 The proposal follows the pre-application advice and negotiations with Planning and Conservation Officers. The proposal is inline with those discussions and a number of proposed extensions were presented and evaluated. In principle all the schemes presented were acceptable in regards design, scale and massing.

6.2 Pounceford Court is a fine period country house, and whilst acknowledging it is of local importance, it is not a listed building. The proposal respects the character of the property, with the extension influenced by the principle elevation and architectural details replicated, particularly the roof and window.

6.3 The proposal is of a scale in keeping and subservient to the original dwelling and also serves to improve the north elevation, which currently has a disjointed appearance as a result of later brick additions which are out of keeping with the overall architectural approach as per the existing west and east elevations.

6.4 In regards the proposals impact upon adjoining residential properties, it is noted that the existing first floor window in the north elevation is removed and that new openings are at ground floor level only. It is considered that this represents an improvement in respect of overlooking and the distance wall to wall from the

proposed extension to Kiln House is 17 metres. These curtilages are also separated by a high close boarded fence.

- 6.5 The proposed access arrangements represent a modification to an existing situation. Paunceford Court is served by two accesses. The proposal has a driveway which serves the extension. This aspect is permitted development and could be created whether an extension was proposed or not. As it is part of the overall scheme, the width has been kept to a maximum of 3 metres to minimise impact upon the house and its setting. In regards increased traffic, any increase is anticipated to be minimal and as outlined, is a legal access that could be used regardless of this application.
- 6.6 Concern regarding the potential of the extension being subdivided to create a separate dwelling have been raised. This action would require planning permission and under current policies would be resisted on amongst other reasons, sustainability and unwarranted residential development in the open countryside. A condition preventing separate sale has been attached to allay these concerns and respectfully remind the applicants of the Local Planning Authority's position.
- 6.7 The removal of permitted development rights and recommended landscaping conditions ensure that the character of the area is preserved.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 A01 - Time limit for commencement (full permission)**
- 2 Prior to the commencement of the hereby permitted development, full written details and samples of the following items and finish shall be submitted to the Local Planning Authority for written approval:**
 - External materials
 - Roof tiles
 - Joinery details
 - Rainwater goods
 - Rooflights

The proposal shall be carried out in strict accordance with the approved details and thereafter be maintained as such.

Reason: To ensure the proposal is of a satisfactory finish, in order to ensure the character and appearance of the building and the wider open countryside location are preserved and maintained, in accordance with Herefordshire Unitary Plan policies DR1 and H13.

- 3 Prior to the commencement of the hereby permitted development, full written details and appropriate scaled plans of the landscaping and boundary treatments, including planting scheme and species and the removal of any trees or hedges shall be submitted to the Local Planning Authority for written approval.**

The proposal shall be carried out in strict accordance with the approved

details and thereafter be maintained as such.

Reason: To ensure the proposal is of a satisfactory finish, in order to ensure the character and appearance of the building and the wider open countryside location are preserved and maintained, in accordance with Herefordshire Unitary Plan policies DR1 and H13.

- 4 The hereby permitted extension shall not be sold separately or sub-let from the property known as Paunceford Court Farmhouse, Much Cowarne, Herefordshire, HR7 4JQ.

Reason: To prevent the introduction of a new residential unit in an unsustainable open countryside location, in accordance with Herefordshire Unitary Development Plan policies S1, DR1 and H7.

- 5 Works relating to the commencement and implementation of the hereby permitted development are restricted to the following times:

- Monday – Friday, 10.00 to 17.00 hours
- Saturday 10.00 to 16.00 hours
- No work on Sundays or Bank Holidays

Reason: To protect the amenity of adjoining residential properties and the use of the Church.

- 6 F14 - Removal of permitted development rights.

INFORMATIVES:

N15 - Reason(s) for the Grant of Planning Permission

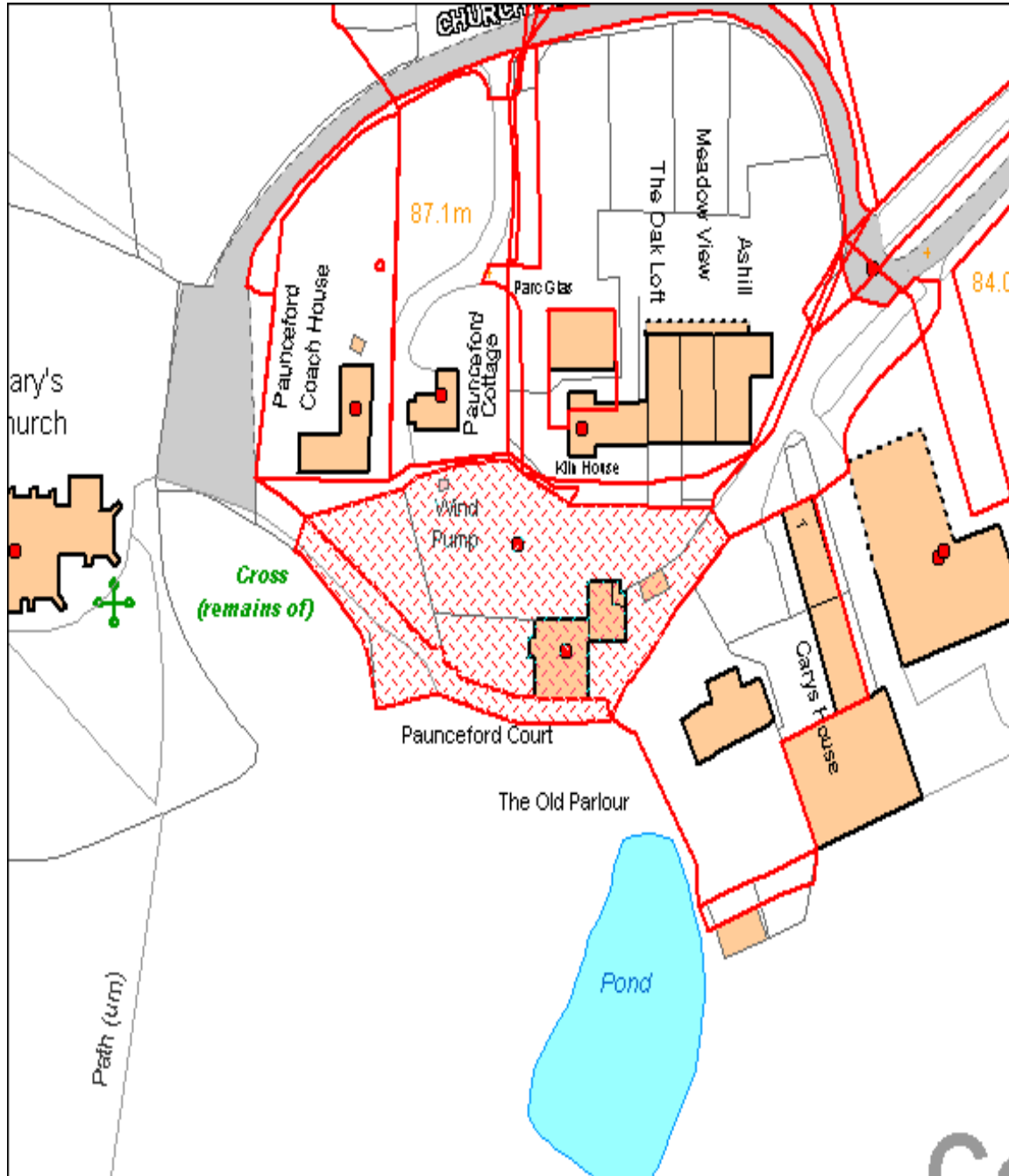
N19 - Avoidance of doubt - Approved Plans

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: DCNE0009/1690/F

SITE ADDRESS : PAUNCEFORD COURT FARMHOUSE, MUCH COWARNE, BROMYARD, HEREFORDSHIRE, HR7

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005