

8 DCNW0009/1730/F SINGLE STOREY EXTENSION TO EXISTING DWELLING AT YATTON HILL COTTAGE, AYMESTRY, LEOMINSTER, HEREFORDSHIRE, HR6 9TP

For: MR DAVIES per MR JOSEPH HOLDEN, SYCAMORE COTTAGE, HEYOPE, KNIGHTON, POWYS, LD7 1RB

Date Received: 17 July 2009 **Ward: Mortimer** **Grid Ref: ,**

Expiry Date:

Local Member: Councillor LO. Barnett

1. Site Description and Proposal

- 1.1 The dwelling is located in open countryside in an isolated rural position and is mainly of stone construction under a slate roof. The cottage was extended during the 1990s by about a third with the addition of a two-storey rendered extension to the western side elevation
- 1.2 Within close proximity to the eastern side of the dwelling's curtilage is another cottage of similar scale and construction. To the west of the application site (but not adjoining) is another cottage of stone construction which remains intact as originally built. Otherwise the surrounding area is farmland and open "Common".
- 1.3 The proposal is for a single-storey extension onto the western elevation to be used as a living room, externally constructed of timber cladding under a slate roof. The application also proposes timber cladding of the previous extension to replace the existing render.
- 1.4 The original dwelling on the site has an internal floor space of approximately 22 square metres. The previous extension amounts to approximately 33.6 square metres (all over two floors). The proposed single-storey extension has a floor space of approximately 24.75 square metres. (all measured externally).

2. Policies

2.1 Herefordshire Unitary Development Plan

- | | | | |
|---------------|-----------------|---|--|
| | S1 | - | Sustainable development |
| | S2 | - | Development required |
| 3. | DR1 | - | Design |
| Planni | DR2 | - | Land use and activity |
| ng | DR3 | - | Movement |
| Histor | DR4 | - | Environment |
| y | H7 | - | Housing in the countryside outside settlements |
| | H18 | - | Alterations and extensions |
| | LA2 | - | Landscape character and areas least resilient to change |
| 3.1 | DCNW2008/1939/F | - | Extension to existing dwelling – refused planning permission 11 th September 2008 |
| | NC1 | - | Biodiversity and development |
| 3.2 | 91/0114 | - | Extension to cottage – approved 5 th April 1991. |
| 3.3 | 75/0709 | - | Continued use of land as a site for existing garage for private use – Approved 8 th March 1976. |

4. Consultation Summary

Further information on the subject of this report is available from Mr P Mullineux on 01432 261808

Statutory Consultations

4.1 None required.

Internal Council advice

4.2 The Planning Ecologist raises no objections.

5. Representations

5.1 Aymestrey Parish Council has no objections to the proposal.

5.2 One letter of objection has been received from A & J Watkins, Silver Birch Cottage, Yatton Hill, Aymestrey (dwelling that adjoins the eastern boundary to the application site).

5.3 The objections raised can be summarised as follows:

- Amount of development on site that has already taken place in the form of an existing extension to the dwelling and outbuilding.
- Proposed extension will be overbearing in scale on the character of the original cottage on site and out of keeping with the rural setting.
- Reference is made to the previous application on site, refused planning permission and late dismissed on appeal.

5.4 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 main issues with regard to this application are:

- Scale and character of the proposed development
- Planning history of the site.

Scale and character of the proposed development

6.2 The proposal is for a single-storey extension onto the western gable elevation of the existing dwelling on site, in order to provide additional living space in the form of a living room.

6.3 The proposal is for an externally timber clad constructed extension under a slate roof, as well as timber cladding to a previous extension added to the property.

6.4 The proposed extension has a floor space of approximately 24.75 square metres and, as such, is considered acceptable in scale and character, in consideration of the existing dwelling on site, as well as the surrounding landscape and privacy and amenity of surrounding dwellings.

Planning history of the site.

6.5 The original dwelling has had a two-storey extension attached to its western elevation. This has a floor space of approximately 33.6 square metres. The original dwelling's floor space being approximately 72 square metres.

- 6.6 As such, both extensions added together do not result in a 100% increase in floor space, to what was previously a very modest cottage of small proportions.
- 6.7 Within the garden curtilage is an outbuilding. This building is used by the applicant for domestic storage/workshop and is situated alongside the eastern boundary of the site by the neighbouring objectors to this application. This structure was considered by the local planning authority to be permitted development and, as indicated, is not used as domestic accommodation.
- 6.8 The previous application refused planning permission and later dismissed on appeal, was for an extension to the same gable end as the one subject to this application.
- 6.9 The Inspector appointed by the Planning Inspectorate to decide the appeal, reasoned that the development, subject to the appeal would dominate the original dwelling and be disproportionate to it, when taken together with the earlier extension, in consideration of the length of the proposed extension.
- 6.10 Officers are of the opinion that the development, subject to this application, overcomes this issue, in that the overall length of the proposed extension is 2.5 metres shorter, and this addresses the overall key concern as discussed by the Inspector in his appeal decision.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. **A01 Time limit for commencement (full permission)**
- 2. **D04 Details of window sections, eaves, verges and barge boards**
- 3. **D05 Details of external joinery finishes**

INFORMATIVES:

- 1. **N19 Avoidance of doubt - Approved Plans**
- 2. **N15 Reason(s) for the Grant of PP/LBC/CAC**

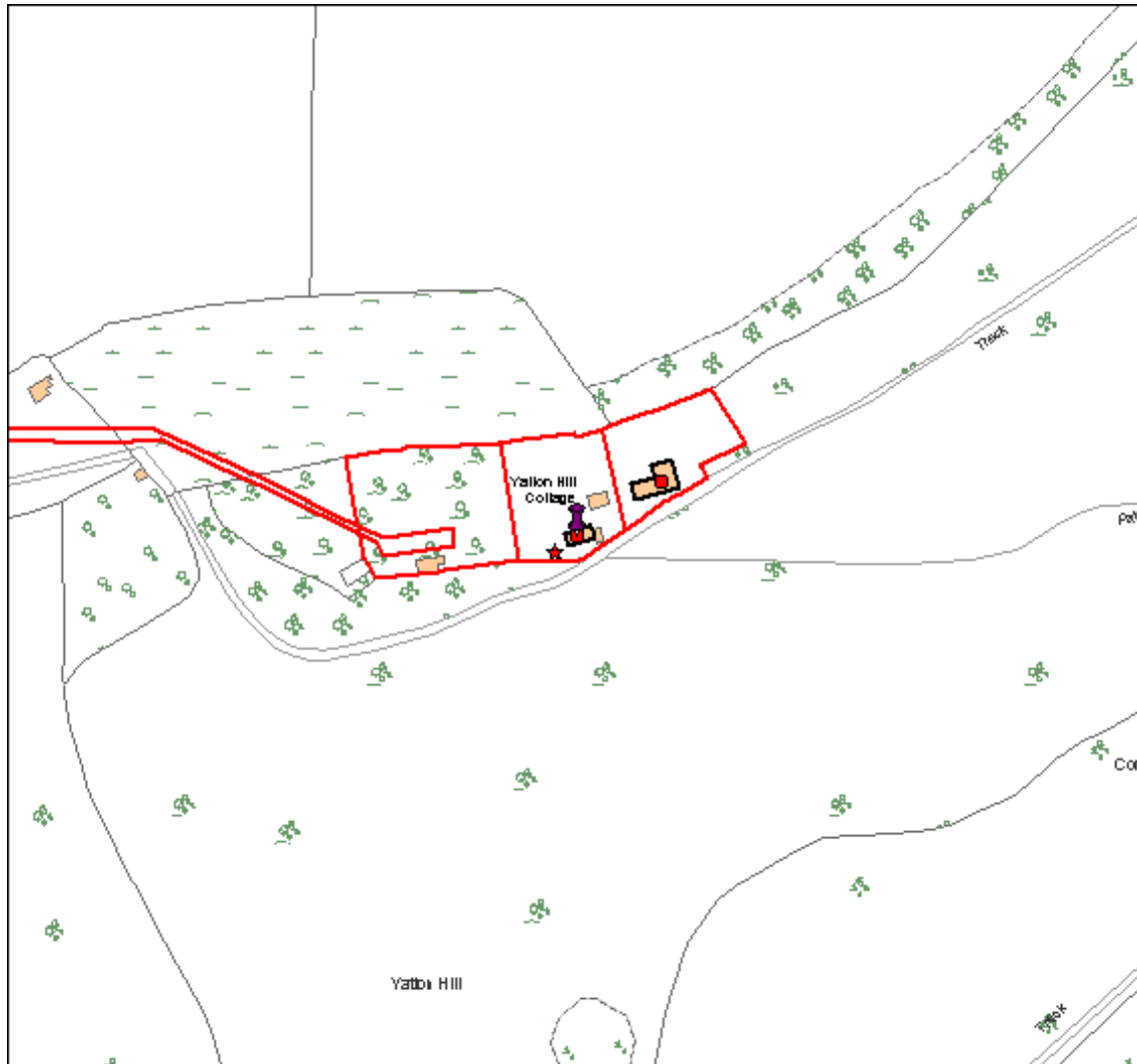
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW0009/1730/F DMNW/091530/F

SITE ADDRESS : YATTON HILL COTTAGE, LOWER YATTON, YATTON, HEREFORDSHIRE, HR6 9TN

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