

6 DCCE/092424/F - CONSTRUCTION OF REAR EXTENSION, REPLACE WOODEN PORCH WITH BLOCK AND RENDER PORCH AND EXTEND DOMESTIC CURTILAGE - RETROSPECTIVE AT WOODCROFT, HAYWOOD, CALLOW, HEREFORD, HR2 8BX

For: Mr Smith per Mr Andrew Smith, Woodcroft Haywood, Callow, Hereford, HR2 8BX

**Date Received: 28 September 2009 Ward: Hollington Grid Ref: 348760.0,235372.0
Expiry Date: 7 December 2009**

Local Member: Councillor GFM Dawe

1. Site Description and Proposal

- 1.1 The site lies immediately west of the C1226 road which runs from Callow to Belmont in the area known as Haywood. Access to the site is via an unmade track off the C road which leads on to a former air base and poultry farm. Two other historic accesses also exist to the site directly off the C road. Within the site is a detached bungalow surrounded by woodland to the north west and south, part of which is designated as a Special Wildlife Site and part designated as an Ancient Woodland.
- 1.2 The application is retrospective and seeks planning permission for the retention of a single storey rear extension in place of the single storey flat roofed extension accommodating two bedrooms and a utility at ground floor with a further bedroom and study within the roof space. The extension measures 13.7 metres in length by 5.5 metres in width by 5.5 metres in height to the pitch of the roof and would effectively enlarge the bungalow from four to five bedrooms. Retention of enclosed porch to the front elevation measuring 2 metres by 2.4 metres by 3.7 metres to the pitch of the roof and enlargement of the historic domestic curtilage.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007:

S2	-	Development Requirements
S7	-	Natural and Historic Heritage
DR1	-	Design
DR3	-	Movement
H18	-	Alterations and Extensions
LA5	-	Protection of Trees, Woodlands and Hedgerows
NC1	-	Biodiversity and Development
NC4	-	Sites of Local Importance
NC7	-	Compensation for Loss of Biodiversity
NC8	-	Habitat Creation, Restoration and Enhancement

3. Planning History

3.1 None.

4. Consultation SummaryStatutory Consultations

4.1 None required.

Internal Council Advice

4.2 Traffic Manager: No objection.

4.3 Conservation Manager - Landscape: Comments awaited.

5. Representations

5.1 Callow and Haywood Group Parish Council: The Parish Council objects to the application and recommends that it be refused on the following grounds:

1. The development does not comply with Policy DR1 (Design) in that the design and the distinctive character of the dwelling have been greatly altered in appearance, scale and mass and the bungalow has vastly increased in size from a two bed to five bed property.
2. The development is contrary to Policy H18 as the property is not in keeping with the existing character of the dwelling and its surroundings in terms of scale, mass, siting, detailed design and materials.
3. The Parish Council also point out that the vehicular access on to the mushroom farm road is questioned as this is a private road.
4. A fence has been erected adjacent to the C Class road which exceeds the permitted height of one metre and this should be investigated as an Enforcement matter.
5. The property exceeds the original footprint.
6. The Parish Council condemns the retrospective nature of the application and the lack of enforcement powers to require works to cease when the matter was brought to the Council's attention.

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

6. Officer's Appraisal

6.1 The application is retrospective. However, this matter should not affect the consideration of the application. The application should be assessed against the adopted development plan policies on its planning merits.

6.2 The extension is sited essentially on the footprint of a previous flat roofed extension on the rear elevation. However, the scale in terms of mass and height is considerably larger than that which previously existed partly due to the height being the same height as the original dwelling and partly due to floor levels being lowered to enable additional space to be accommodated within the roof. The result of which in a large extension that certainly competes with the scale of the original bungalow. This is particularly apparent when viewed from a northerly direction where the proposed

extension appears particularly large. The design is however in keeping with the character of the existing dwelling and the materials have been unified through the rendering of the external elevations with roof tiles to match. New fenestration has been installed throughout which again creates a unified appearance.

- 6.3 In terms of the criteria within Policy H18 of the Unitary Development Plan concerning alterations and extensions to existing dwellings, it is considered that the proposal is in keeping with the character of the existing dwelling in terms of siting, design and materials. Furthermore, the proposal would not appear disproportionately large in relation to the plot size, would have adequate amenity space and parking and would have no impact on immediate neighbours. In terms of compliance with the primary policy, the outstanding criteria is therefore whether the proposed extension would dominate the original dwelling and secondly, whether the proposed extension is in keeping with the character of the existing dwelling in terms of scale and mass. This is a finely balanced decision as the scale and mass does compete with the original bungalow. However, on balance, it is considered that the overall impact of the extension in its own right and in relation to the existing bungalow is not sufficiently harmful or clearly contrary to Policy H18 as to justify refusal of planning permission.
- 6.4 The proposed porch on the front elevation requires planning permission due to the height to the ridge of the roof. This feature is of a proportionate scale and the design marries in with the original bungalow and subsequent extension. The materials also match in with the remainder of the property and this element is therefore considered acceptable.
- 6.5 The original domestic curtilage has also being enlarged through the clearance of scrub and vegetation and the removal of some trees. The enlarged curtilage now encroaches into the adjoining Special Wildlife Site and Ancient Woodland. Following negotiation, the applicants have refined the area of curtilage requested in relation to the area that has been cleared on site. The curtilage requested is proportionate in relation to the scale of the dwelling and subject to the erection of a post and wire fence and appropriate native planting/hedge around the new boundary of the curtilage to create a robust boundary, it is not considered the enlarged garden will have any harmful impact on the immediate landscape of the statutory designations.
- 6.6 With regard to the Parish Council comments, the applicants have erected a fence adjacent to the C road but this in the process of being lowered to one metre. The fence would then enjoy permitted development rights. Whether vehicular access rights exist off the private track is ultimately a civil matter although the applicants are in discussions with the owner of the track about this matter.
- 6.7 It is appreciated that the retrospective nature of the application is frustrating for the Parish Council but this should have no bearing on the consideration and assessment of the proposal. The proposed extension is undoubtedly large in relation to the original bungalow but the planning impact is not sufficiently harmful as to justify refusal and the impact of the enlarged curtilage can be mitigated through appropriate conditions including conditions restricting permitted development rights. It is therefore considered that the development accords with the requirements of Policies H18, DR1 and NC4 of the Unitary Development Plan in particular.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 F14 Removal of permitted development rights
- 2 G09 Details of boundary treatments
- 3 G12 Hedgerow planting
- 4 K5 Habitat Enhancement Scheme

Informatives:

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

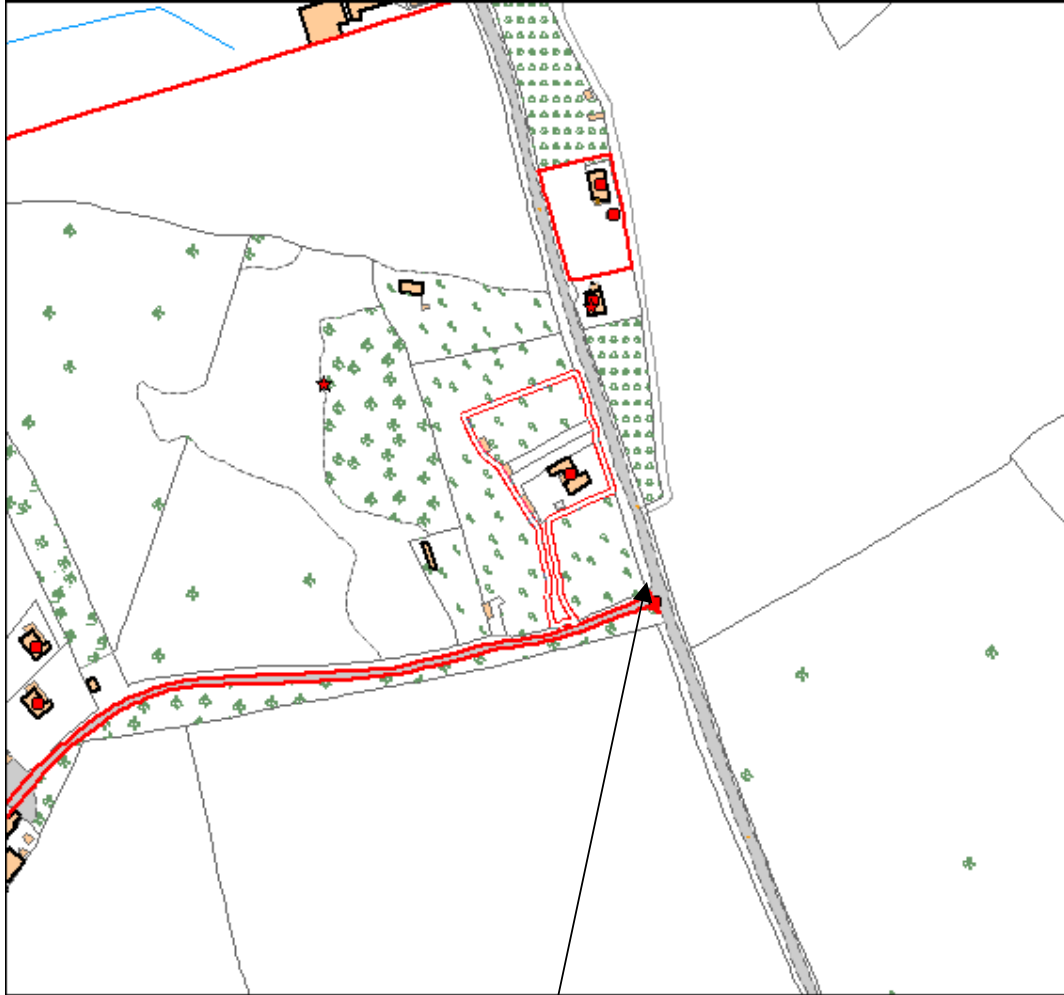
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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SITE ADDRESS : WOODCROFT, HAYWOOD, CALLOW, HEREFORD, HR2 8BX

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