

26 DCNW2003/3402/F - RETROSPECTIVE OAK FRAMED PORCH AT CANDELMAS, KINTON, LEINTWARDINE, CRAVEN ARMS, HEREFORDSHIRE, SY7 0LT**For: Mr. J.L. Thomas at above address.****Date Received:**
12th November 2003**Ward:**
Mortimer**Grid Ref:**
40991, 74563**Expiry Date:**
7th January 2004

Local Member: Councillor Mrs O. Barnett

1. Site Description and Proposal

- 1.1 Candemas is an attractive, unlisted timber-framed property which is located on the south side of an unclassified road (u/c 92207) on the edge of the hamlet of Kinton.
- 1.2 It occupies a relatively prominent position tight against the roadside boundary and at 90° to the highway.
- 1.3 The site lies in open countryside some 1.5 km to the east of Leintwardine.
- 1.4 Retrospective planning permission is sought for the retention of a timber framed porch which projects from the north-west elevation of the property close to and set behind a stone wall that partially defines the northern boundary of the site with the public highway.

2. Policies**Leominster District Local Plan (Herefordshire)**

A18 Listed Buildings And Their Settings

A56 Alterations, Extensions and Improvements to Dwellings

3. Planning History

- 3.1 None relevant.

4. Consultation SummaryStatutory Consultations

- 4.1 Head of Engineering and Transportation raises no objection.

Internal Council Advice

- 4.2 The Chief Conservation Officer raises concerns regarding the scale of the porch and the very elaborate framing and joinery which does not reflect the character of the existing building but advise that it is not so harmful as to detract from the setting of the nearby listed building.

5. Representations

- 5.1 Leintwardine Parish Council's comments that the porch is very dominant and too large for the scale of the cottage. It looks disproportionate. It must be said however, that the quality of the materials and building work are excellent.
- 5.2 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The main issue for consideration in the determination of this application is the scale of the porch and its impact upon the character and appearance of the existing property.
- 6.2 The concerns raised by the Parish Council and the Chief Conservation Officer are acknowledged and it is probable that were this application not retrospective, negotiations would have been undertaken to reduce the scale of the porch. Notwithstanding this as constructed the apparent size of the porch, which is set down will below the ridge and eaves line of the original cottage, is not so dominant as to unacceptably overwhelm the original cottage. Accordingly and on the balance therefore this retrospective proposal does not cause such demonstrable harm to the character of the property as to warrant refusal under the terms of Policy A56 of the Leominster District Local Plan (Herefordshire). Furthermore the setting of the adjacent listed buildings would be preserved in accordance with Policy A18 of the Local Plan.
- 6.3 It is suggested that the painting of the framing in black to match the original cottage will further reduce the visual impact of porch extension. This would be controlled by way of a condition suggested in the recommendation below.

RECOMMENDATION

That planning permission be granted subject to the following conditions :

- 1 - B02 (Matching external materials (extension))**

Reason: To ensure the external materials harmonise with the existing building.

- 2 - Within one month of the date of this permission the exposed oak framing used in the construction of the porch shall be painted or stained in a matt black colour to match the framing of the existing cottage.**

Reason: To ensure a satisfactory appearance upon completion of the development.

Decision:

Notes:

Background Papers

Internal departmental consultation replies.