

**3 DCCE2003/3566/F - PROPOSED TWO STOREY REAR EXTENSION AT PRIMROSE COTTAGE, WHITESTONE, HEREFORD, HR1 3RY****For: Mr. & Mrs. Hick per Warren Benbow Architects, 21 Mill Street, Kington, Herefordshire, HR5 3AL****Date Received: 28th November 2003****Ward: Hagley****Grid Ref: 56405, 42791****Expiry Date: 23rd January 2004**

Local Member: Councillor R.M. Wilson

**1. Site Description and Proposal**

- 1.1 The application site is a detached cottage that lies to the North of the A4103 within the area known as Whitestone. The cottage is set back from the road with gardens and driveway to the front. To the east of the dwelling is a detached residential dwelling and to the west lies Whitestone Chapel, a grade II Listed Building. The rear garden runs to the west of the dwelling and the application site is L-shaped. Another detached dwelling lies to the north of the site.
- 1.2 The proposal is to erect a two-storey extension to the rear of the dwelling. The design of the extension is a modern timber and glazed structure that would accommodate a dining and kitchen area on the ground floor and bedroom and en-suite to the first floor with a west facing balcony.
- 1.3 The rear elevation of the existing dwelling is currently 7.8m wide facing out onto the back garden. The extension would be sited to the side furthest away from the adjacent residential property and would project 4.6m to the rear. It would measure 4m in width and is sited 3.2m back from the existing building line to the east. There is currently a walkway to the side of Primrose Cottage and the boundary of the property. The proposed structure would be set back approximately 4.6m from the boundary between the properties. The extension would have an eaves level of 4.3m with a maximum ridge height of 5.4m (0.6m lower than the height of the existing dwelling). Windows in the east (side) elevation facing the adjacent property would be high level windows obscured by timber cladding. The western elevation would be glazed with a balcony inset into the upper floor overlooking the garden.
- 1.4 The current application is a revised application, the initial scheme was withdrawn due to concern relating to the impact on the amenities of the neighbouring property. In this previous application, the extension was positioned to the side of the dwelling nearest the neighbouring property and was 5.6m in length.

**2. Policies****2.1 Planning Policy Guidance:**

PPG1 – General Policy and principles

PPG15 – Planning and Historic Environment

## 2.2 South Herefordshire District Local Plan:

GD1 – General development principles  
SH23 – Extensions to dwellings  
C29 – Setting of a Listed Building

## 2.3 Unitary Development Plan – Deposit Draft:

DR1 – Design  
H18 – Alterations and extensions

## 3. Planning History

- 3.1 CE2003/3566/F - Erection of two-storey rear extension to provide kitchen / breakfast room and additional bedroom - Withdrawn 28th November 2003.

## 4. Consultation Summary

### Statutory Consultations

- 4.1 No statutory consultations were undertaken.

### Internal Council Advice

- 4.2 Head of Engineering and Transportation has no objection.
- 4.3 The Chief Conservation Officer makes the observation that the proposed extension would not adversely affect the setting of the listed building due to its position and orientation in relation to the chapel and that the key to achieving a successful result in this instance will be in the use of high quality materials for the extension and this should be sought.

## 5. Representations

- 5.1 The Withington Parish Council has no objections.
- 5.2 One letter of representation has been received from Mr. and Mrs. M. Jones of Whitestone Cottage (neighbouring property). This letter raises the following issues:

I have looked at the proposed two storey extension at the rear of the property and would like to express our concern that this will considerably reduce the amount of light in our back garden. I note that the proposed extension would go back the full length of our garden which would mean that we would be looking at a two storey wall.

At the present moment on the other side of our property our neighbours have 3 metre high conifers and to the rear we have buildings and a large tree. Our rear garden is very small and if the two storey rear extension is allowed this will even further reduce our light and therefore will be detrimental to our property.

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

## 6. Officers Appraisal

- 6.1 The key considerations in determining this application are the principle of the proposed extension, its design and any resulting impact of the proposed extension on the amenities of the neighbouring property and impact on the character and appearance of the dwelling. The impact on the setting of the neighbouring Listed Chapel should also be considered.
- 6.2 Policy SH23 of the South Herefordshire District Local Plan allows for extension to existing homes providing that the proposal is in keeping with the character of the existing dwelling in terms of mass, scale, design and materials. The design of the extension is a unique, modern style that remains subservient and light weight in its relationship with the existing dwelling in accordance with this policy. The use of quality materials would be key in its success and a condition requesting samples prior to construction is recommended.
- 6.3 In terms of the impact on the amenities of the neighbouring property the applicant has altered the original submission to address the concerns raised by the Local Planning Authority due to the proximity of the extension to the boundary and the impact that this may have had on the amenities currently enjoyed by the occupants. As a result of this, proposed extension was shortened by a metre and sited at some 3.2m further to the east than the original submission. Having regard to the revised siting of the extension and the distance from the boundary, it is considered that the proposed extension would not cause any loss of daylight to the neighbouring property and the impact would not be detrimental to the amenities of the occupants.
- 6.4 There are no issues concerning overlooking or loss of privacy as the windows in the rear are high level and obscured by intermittent timber boarding.
- 6.5 The proposed extension would not have a detrimental impact on the setting of the Listed Building and there are no highway objections to the scheme. As such, it is considered that the proposed extension is in accordance with the policies of the South Herefordshire District Local Plan and your officers therefore recommend that approval be granted subject to conditions.

## RECOMMENDATION

**That planning permission be granted subject to the following conditions:**

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

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

3. **E19 (Obscure glazing to windows).**

**Reason: In order to protect the residential amenity of adjacent properties.**

**Informatives:**

1. N03 - Adjoining property rights.
2. N14 - Party Wall Act 1996.
3. N15 - Reason(s) for the Grant of PP/LBC/CAC.

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.