

**11 DCSE2003/3842/F - PROPOSED EXTENSIONS TO EXISTING COTTAGE AT COMMON GATE COTTAGE, WELSH NEWTON, MONMOUTH, GWENT, NP25 5RT****For: Mr G H Probyn per Mr O Probyn, 35 Shakespeare Road, London, SE24 0LA****Date Received: 22nd December 2003    Ward: Llangarron    Grid Ref: 51289, 17381****Expiry Date: 16th February 2004**

Local Member:    Councillor Mrs. J. A. Hyde

**1. Site Description and Proposal**

- 1.1 This site, at Welsh Newton Common, flanks the south western side of the unclassified road No. U71222 which runs through the area. The existing dwelling on site has white rendered walls and grey slate roof. There is an existing stone outbuilding with corrugated sheeting on the roof on the road frontage and some derelict stone pigsties attached to the south eastern end of the dwelling. There are fields on the southern and eastern sides of the dwelling
- 1.2 The proposal involves the erection of a two storey extension at the south eastern end of the dwelling (replacing the derelict pigsties) incorporating single storey extensions to the front and rear of the proposed extension. Part of the new living accommodation at the front will be incorporated within the existing stone outbuilding which will be converted. There will also be alterations to the front of the existing dwelling i.e. removing the porch and erecting a new partly glazed porch/walkway and a stair well extension

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

PPG.1 - General Policy and Principles

**2.2 Hereford and Worcester County Structure Plan**

Policy H.16A - Development Criteria

Policy H.20 - Residential Development in Open Countryside

Policy CTC.2 - Development in Areas of Great Landscape Value

Policy CTC.9 - Development Criteria

**2.3 South Herefordshire District Local Plan**

Policy GD.1 - General Development Criteria

Policy C.1 - Development Within Open Countryside

Policy C.8 - Development Within A.G.L.V

Policy SH.23 - Extensions to Dwellings

Policy T.3 - Highway Safety Requirements

## 2.4 Herefordshire Unitary Development Plan (Deposit Draft)

- Policy S.2 - Development Requirements  
Policy DR.1 - Design  
Policy H.18 - Alterations and Extensions

## 3. Planning History

- 3.1 SW 2003/0990/F      Erection of two storey extension (replacing existing sheds) with link and new stair to cottage -      Refused 21.05.03
- SE 2003/2171/F      Two storey extension (replacing existing sheds) with link and new stair to cottage -      Refused 11.09.03

## 4. Consultation Summary

### Statutory Consultations

- 4.1 The Forestry Commission has no comment to make.

### Internal Council Advice

- 4.2 Head of Engineering and Transportation has no objections.
- 4.3 The Chief Conservation Officer has no observations.
- 4.4 The County Land Agent observes that provided proposal does not extend beyond boundaries onto common land then it will not affect the common. It would be likely to have a considerable visual impact on common.

## 5. Representations

- 5.1 A letter of support from the applicant's agent was submitted with the application. The main points being:-
- one of the purposes of the proposal is to provide a ground floor bedroom for applicants 97 year old mother who has lived at the cottage for over 30 years to continue to enjoy her home as long as she is able.
  - the proposal also allows the applicant, who has been recently widowed, to move in to support his mother.
  - this is third application to extend cottage. With each revision the floor area and volume of the proposed extension has been reduced.
  - the intention is to keep the stone walls on the shed. There are some cracks in the wall and the eastern face is concave. Will take advice from a structural engineer and a mason as to how best to retain as much as possible. Any portion which needs to be taken down will be rebuilt.
  - the design of the new stair well extension has been revised again.

- the proposed extension is now clearly subordinate to the existing cottage and so complies with planning policies. Using shell of existing sheds will ensure its continued survival and contribution to the environment.

5.2 The Parish Council support this application.

5.3 A letter of support has been received from Mr. and Mrs. P.E. Cotton, Wellfield Bungalow, Welsh Newton, Monmouth NP25 3RT.

The main points being:-

- no objections to proposals, on the contrary have great empathy.
- the widow in her late 90's has lived there for approximately 40 years and is a pillar and respected member of the locality.
- the dwelling would benefit from modernising and would also benefit the occupier.
- there have been extensive extensions to other dwellings in the hamlet.
- the existing outbuilding will look better as a result of the development.
- the proposals will have no detrimental effect on the writers nor any other persons.

5.4 A letter of objection has been received from Mrs. H.McCoy, 1 Woodside, Welsh Newton Common, Monmouth, NP25 5RS.

- again writing to express concerns over planning application on site.
- the revised plans will extend living space within the building by 124%, more than doubling the current habitable area to accommodate one extra person seems excessive.
- the latest plans seem to indicate that the dwelling will be used as two separate dwellings in the future due to high number of rooms and second main entrance.
- original plans were submitted on the basis that Mrs Probyn required ground floor accommodation to allow her to remain comfortably in her home. These new plans to accommodate one other person seems outrageously extravagant. The existing upstairs accommodation no longer required by Mrs Probyn would allow for adequate living space for her son.
- the height and length of the building will still block the objectors small amount of light obtained from a southerly direction particularly during the winter months and provide the objectors with a view of a roof in the summer.
- if such an increase in size (124%) of living space be deemed necessary then the dwelling could be extended to the south where it would not be intrusive to any neighbour. However it appears that the applicant is unwilling to compromise the scenic view from the dwelling preferring instead to cause distress and concern to others.
- since last planning application in July last year Mr. Probyn has made no attempt to communicate on any occasion and blatantly shuns contact since first frequenting the common on a regular basis earlier last year.
- if plans were approved the objector would like details of whom she could take her concerns further and whether there are planning laws preventing the fitting of windows on the north facing aspect at a later date.

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

## 6. Officers Appraisal

- 6.1 The main issues relate to the size and design of the proposed extension, its relationship to the existing dwelling, its effect on the landscape and on residential amenities of the occupants of neighbouring dwellings. The planning policies which are particularly relevant are Policies GD.1 and SH.23 in the South Herefordshire District Local Plan and Policies H.16A and H.20 of the Hereford and Worcester County Structure Plan.
- 6.2 Two previous planning applications on the site for proposed extensions to the dwelling were both refused planning permission in 2003. The proposed extensions were considered to be too large and as a result would over dominate the existing dwelling. The applicant and his agent have subsequently discussed the proposed development with the case officer and as a result have submitted this revised application.
- 6.3 The proposed extensions to the dwelling, submitted in this current application, are considered to be acceptable. The proposed enlargements/extensions are considered to be in keeping with the scale and character of the existing dwelling and will not become the dominant feature of the resultant extended dwelling. This current proposal is considered to be a significant improvement on the two previous schemes which were refused planning permission. The current scheme in terms of mass and scale is in keeping with design and character of the existing dwelling.

In this current proposal the existing dwelling remains the dominant feature of the proposed development.

- 6.4 The current proposal will utilise the existing stone outbuilding as part of the new accommodation thus retaining and making use of a small stone building which may otherwise have been lost in the future. This obviously reduces the extent of the new building work and to certain extent retains the visual appearance and character of the existing roadside vista.
- 6.5 The proposed development will not adversely affect the landscape. In addition it is considered that the proposed development will not in any way adversely affect the residential amenities of the occupants of any of the nearby dwellings in the area. Also the proposed development is situated within the curtilage of the existing dwelling and it is considered that it will have no visual impact on any 'common' land.
- 6.6 With reference to the matters raised by the objector these have been generally dealt with in the aforementioned paragraphs. However the objector refers to the increase in living space being excessive. However in evaluating the proposed development it is the increase in the mass of the development and its effect on the visual appearance and character of the existing dwelling that is important and not just the increase in floor area. Also the existing dwelling is fairly small and the increase in the number of rooms is not considered to be unacceptable in this case.
- 6.7 With respect to loss of light, the objectors dwelling is situated approximately 70 metres away from the application site. As such it is considered that at this distance there can be no adverse loss of residential amenities to this property. There will be no adverse loss of light nor adverse overlooking of the objectors dwelling as a result of the new development being built. Also the assertion that the proposal will affect their view is not a planning matter.

- 6.8 In conclusion it is considered that the proposed development will be in keeping with the scale and character of the existing dwelling and will be in accordance with the planning policies which particularly relate to extensions to dwellings.

## **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. A07 (Development in accordance with approved plans ) (drawing nos. 1, 4 rev B, 5 rev B, 6 rev B ,7 rev B, 8 rev B, and 9 rev B)**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**

- 3. Before any work commences on site, detailed drawings showing the full extent of the north facing elevation of the proposed two storey extension and also the south facing elevation of the altered/converted stone outbuilding.**

**Reason: To ensure that the development is satisfactory in appearance.**

- 4. All new stonework to be used externally on the walls shall be natural local stone laid in a traditional style similiar to that on the existing outbuilding unless otherwise first agreed in writing by the Local Planning Authority.**

**Reason: To ensure that the development is satisfactory in appearance.**

- 5. The existing walling on the existing stone outbuilding (to be converted/extended) shall be retained in full unless otherwise first agreed in writing by the Local Planning Authority. In the event of any rebuilding being required then detailed drawings showing the extent proposed to be rebuilt shall first be submitted to and be subject to the prior written approval of the Local Planning Authority prior to any demolition of these walls.**

**Reason: To define the terms to which this planning permission relates.**

- 6. The additional accommodation hereby approved shall remain ancillary to the use of the existing dwelling as such and shall not at any time be utilised as a separate residential unit.**

**Reason: It would be contrary to the approved planning policies for the area to grant planning permission for a separate dwelling unit in this location.**

- 7. The new rooflight shall be flush with the roof slope.**

**Reason: To ensure that the rooflight does not protrude unduly above the external surface of the roof.**

**Informative(s):**

1. **N03 - Adjoining property rights**
2. **N14 - Party Wall Act 1996**
3. **N15 - Reason(s) for the Grant of Planning Permission**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.