

MEETING:	PLANNING COMMITTEE
DATE:	27 APRIL 2011
TITLE OF REPORT:	<p>DMN/110531/FH - PROPOSED TWO STOREY EXTENSION AT BRYNCURL, PEMBRIDGE, LEOMINSTER, HEREFORDSHIRE, HR6 9HY.</p> <p>FOR: MR HARDY PER MR STEPHEN POTTER, POMONA OFFICE, KINGS ACRE ROAD, HEREFORD, HR4 0SN.</p>

Date Received: 2 March 2011

**Ward: Pembridge and
Lyonshall with Titley**

Grid Ref: 338270,258312

Expiry Date: 3 May 2011

Local Members: Councillor RJ Phillips

1. Site Description and Proposal

- 1.1 The site comprises of a semi-detached two-storey dwelling of external brick and render construction under a tiled roof, which is located in open countryside some 0.5km west of the village of Pembridge, within the north-western corner of its designated Conservation Area.
- 1.2 The proposal is for a two-storey extension onto the eastern side elevation of the dwelling to provide additional and improved domestic accommodation for occupants of the property, mainly in the form of a ground-floor sitting room/study area and utility room and a bedroom and bathroom on the first floor.
- 1.3 The applicant holds a politically restricted post with the Council.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007

- S1 - Sustainable Development
- S2 - Development Requirements
- DR1 - Design
- DR2 - Land Use and Activity
- DR3 - Movement
- DR4 - Environment
- H18 - Alterations and Extensions
- LA2 - Landscape Character and Areas Least Resilient to Change
- HBA6 - New Development Within Conservation Areas
- CF2 - Foul Drainage

3. Planning History

- 3.1 94/0256/F – Alterations to existing dwelling to include a two –story extension to form a kitchen and bedroom. Approved 21 November 1994.

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

4. Consultation Summary

Statutory Consultees

4.1 None required.

Internal Consultees

4.2 The Transportation Manager raises no objections subject to a condition requiring car parking space for 3 cars.

4.3 The Conservation Manager has responded indicating that the dwelling is one of a group of distinctive estate buildings associated with the listed Byletts House. The dwelling has a rare distinguished steep roof and a single-storey extension would be preferred in order to preserve the existing character.

4.4 The Public Rights of Way Manager raises no objections.

5. Representations

5.1 Pembridge Parish Council – no response received at time of writing report.

6. Officer's Appraisal

6.1 The proposal is for a two-storey extension onto the side elevation of a semi-detached two-storey dwelling located in open countryside, outside the village of Pembridge on land designated as part of the Pembridge Conservation Area.

6.2 The proposed extension would appear subservient to the existing dwelling on site. The Conservation Manager has indicated that a single-storey extension would be preferred to that of a two-storey extension.

6.3 The dwelling is unusual in that it consists of very steep sided roofs. The existing dwelling having a footprint of approximately 76 square metres. The proposed extension has a footprint of approximately 31.5 square metres (measured externally) and is for a two storey extension of similar design and scale to that of the existing dwelling on site.

6.4 The applicant wishes to increase the domestic accommodation for family needs, by means of an additional ground floor daytime room, and a first floor bathroom and bedroom. Officers consider that a single-storey extension with the amount of floor space as required would be disproportionately out of character with the existing dwelling on site, and therefore a suitably scaled two-storey extension is preferred. As acknowledged earlier, the proposal is subservient to the existing dwelling on site, and is of a scale and design that is considered acceptable and basically in accordance with criteria of Policy H18: Alterations and extensions, of the Unitary Development Plan. The adjoining dwelling has had a two-storey extension attached to its side elevation and the Conservation Manager acknowledges that this flat roof extension does undermine the building's historic value to some extent. It is considered the proposal subject to this application is more in keeping with the built character of the structure. There should be no harm to the character or appearance of the Conservation Areas and the proposal complies to Policy HBA6 of the Herefordshire Unitary Development Plan.

6.5 As indicated earlier the dwelling subject to this application had planning permission for a two-storey side extension approved on 21st November 1994. This extension was not implemented and was for an extension onto the same elevation of the dwelling, as that of the current application.

- 6.6 The Transportation Manager whilst not raising any objections to the proposal, recommends a condition to be attached to any approval notice issued, requiring parking space for three cars on site. This is considered necessary due to the dwelling already having three bedrooms and a fourth bedroom triggering the need for an additional car parking space. It is considered that there is sufficient space within the dwelling's domestic curtilage for the parking of three vehicles. It is recommended that the suggested condition be attached to an approval notice subsequently issued.
- 6.7 In conclusion the proposed development is considered acceptable in scale and design and therefore generally in accordance with relevant local plan policies as outlined in this report.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. **A01 - Time limit for commencement (full permission)**
- 2. **B01 - Development in accordance with the approved plans**
- 3. **C02 - Matching external materials (extension)**
- 4. **The rooflights to be installed in to the roofing elevations as indicated on plan number 854.03 will be 'Conservation rooflights' which will be flush with the roof line.**

Reason: In order to protect the character of the surrounding Conservation Area and to comply with Policy HBA6 of the Herefordshire Unitary Development Plan.

- 5. **CAI - Parking**

INFORMATIVES:

- 1. **HN28 - Highways Design Guide and Specification**

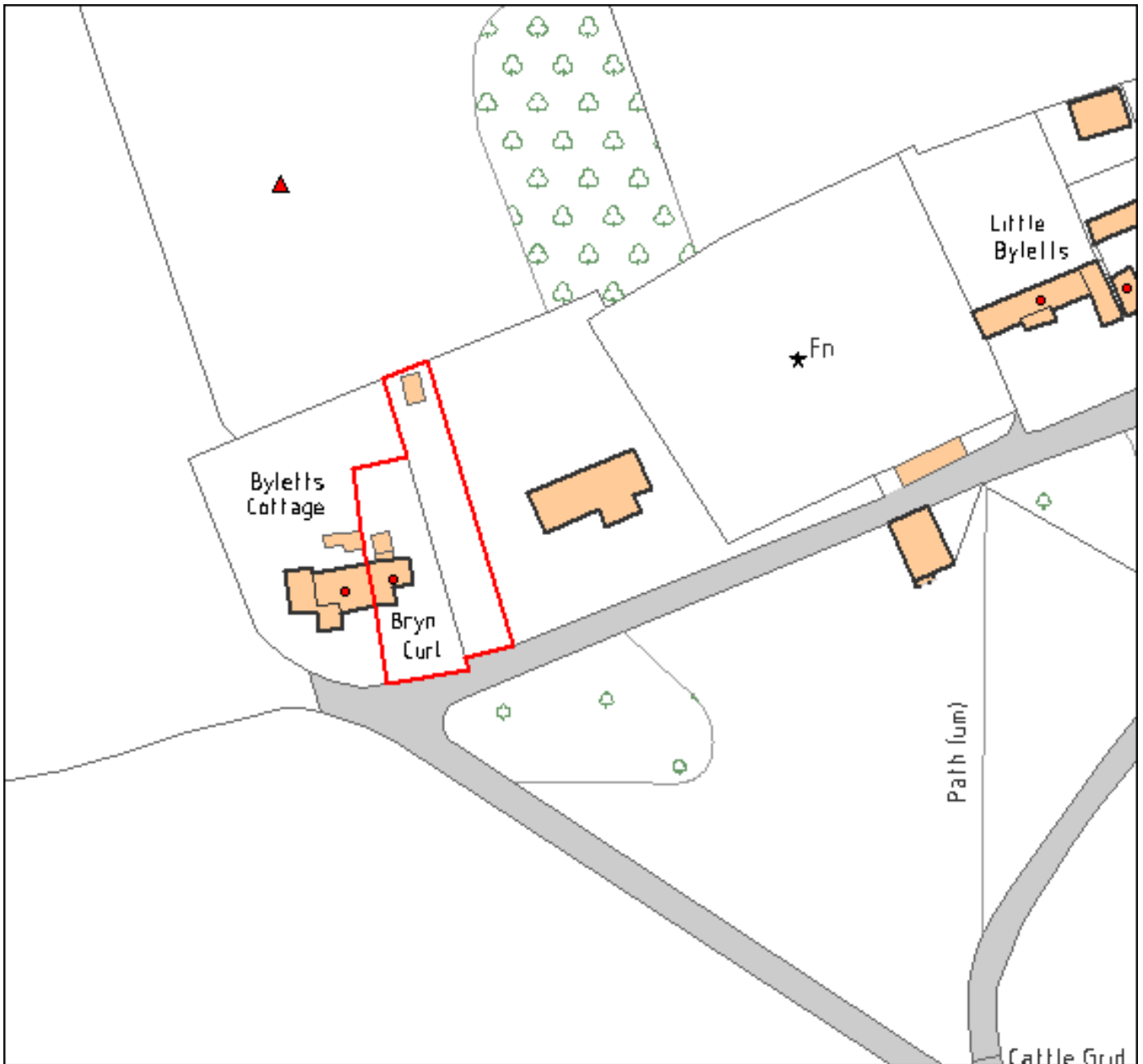
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DMN/110531/FH

SITE ADDRESS : BRYNCURL, PEMBRIDGE, LEOMINSTER, HEREFORDSHIRE, HR6 9HY

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