

MEETING:	PLANNING COMMITTEE
DATE:	29 JUNE 2011
TITLE OF REPORT:	<p>DMS/110988/FH - EXTENSION TO PROVIDE STUDY & DRESSING ROOM AT OAK TREE COTTAGE, LONGTOWN, HEREFORDSHIRE, HR2 0LQ.</p> <p>For: Mr and Mrs Powell per Mr John Farr, Fincham, Stockley Hill, Peterchurch, Herefordshire, HR2 0SS.</p>

Date Received: 13 April 2011 **Ward: Golden Valley South** **Grid Ref: 331794,229899**
Expiry Date: 7 July 2011
Local Member: Councillor GJ Powell

1. Site Description and Proposal

- 1.1 The application site comprises a detached two storey stone and rendered dwelling. There is a dwelling to the north of the application site, Ty Newydd which is elevated above the application site and divided from it by a public footpath. There is extensive planting of evergreen trees between these two properties. There is also a dwelling (Pen-Pwll-Sond), 9 metres to the south of Oak Tree Cottage. These two properties join the C1203 road via a splayed pull in.
- 1.2 The proposal is essentially for a first floor addition over an existing integral garage incorporating 750mm extensions to front and rear. The eaves height of the extension will be the same as the original dwelling, but the ridge height will be 250mm lower.
- 1.3 The garage will be retained as will a ground floor window on the south facing flank wall. The walls will be finished in matching white coloured render, which is on the east elevation and south elevation of the existing integral garage.

2. Policies

- 2.1 Herefordshire Unitary Development Plan 2007:
 - DR1 - Design
 - H16 - Car Parking
 - H18 - Alterations and Extensions

3. Planning History

- 3.1 SH891510PF Construction of one stone cottage and treatment plant. Approved 16/12/1992.

4. Consultation Summary

Statutory Consultations

- 4.1 None applicable.

Internal Council Advice

- 4.2 Traffic Manager: Response awaited.
- 4.3 Public Rights of Way Manager: Has raised no objections.

5. Representations

- 5.1 Longtown Parish Council: Observations are awaited.
- 5.2 The full text of these letters can be inspected at Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Committee meeting.

6. Officer's Appraisal

- 6.1 This detached dwelling has previously had a modest single storey extension erected its rear. This new addition will primarily relate to the footprint of the existing integral garage albeit it would be extended by 750mm to the front and rear. The new two storey addition will remain recessed from the front and rear elevations. It is considered that it will be in scale and proportion with the original dwelling and the materials used will match those used on the existing dwelling. The original dwelling will remain the dominant element in the resultant scheme.
- 6.2 An additional relevant consideration is the relationship of the extended dwelling to other dwellings, the nearest of which is Pen Pwll Sond. This property has an integral garage on the northern end of the property and unlike Oak Tree Cottage it is gable fronted. It has an east-west aspect like Oak Tree Cottage towards the Black Mountains and down towards the Monnow Valley respectively. There will be no windows at first floor level, in the new first floor addition and therefore issues of overlooking will not arise.
- 6.3 The final issue relates to the provision of parking on the application site . The development proposed will not impinge upon the capacity of the property to provide at least two parking spaces as existing, in addition to the integral garage and this is considered acceptable.
- 6.4 This proposal will be in keeping and scale with this modern stone faced dwelling and will not detract from the amenity of the street scene. The addition will not impinge upon the amenity of residents in the vicinity of the site , and there will also be no detriment to general highway.

RECOMMENDATION

Subject to no further objections raising additional material planning considerations by the end of the consultation period (24 June 2011), the Officers named in the Scheme of Delegation to Officers be authorised to approve the application subject to the following conditions and any other conditions considered necessary by Officers:

- 1. A01 Time limit for commencement (full permission)**
- 2. B01 Development in accordance with the approved plans**
- 3. C02 Matching external materials (extension)**

Informative:

1. N15 Reason(s) for the Grant of PP/LBC/CAC

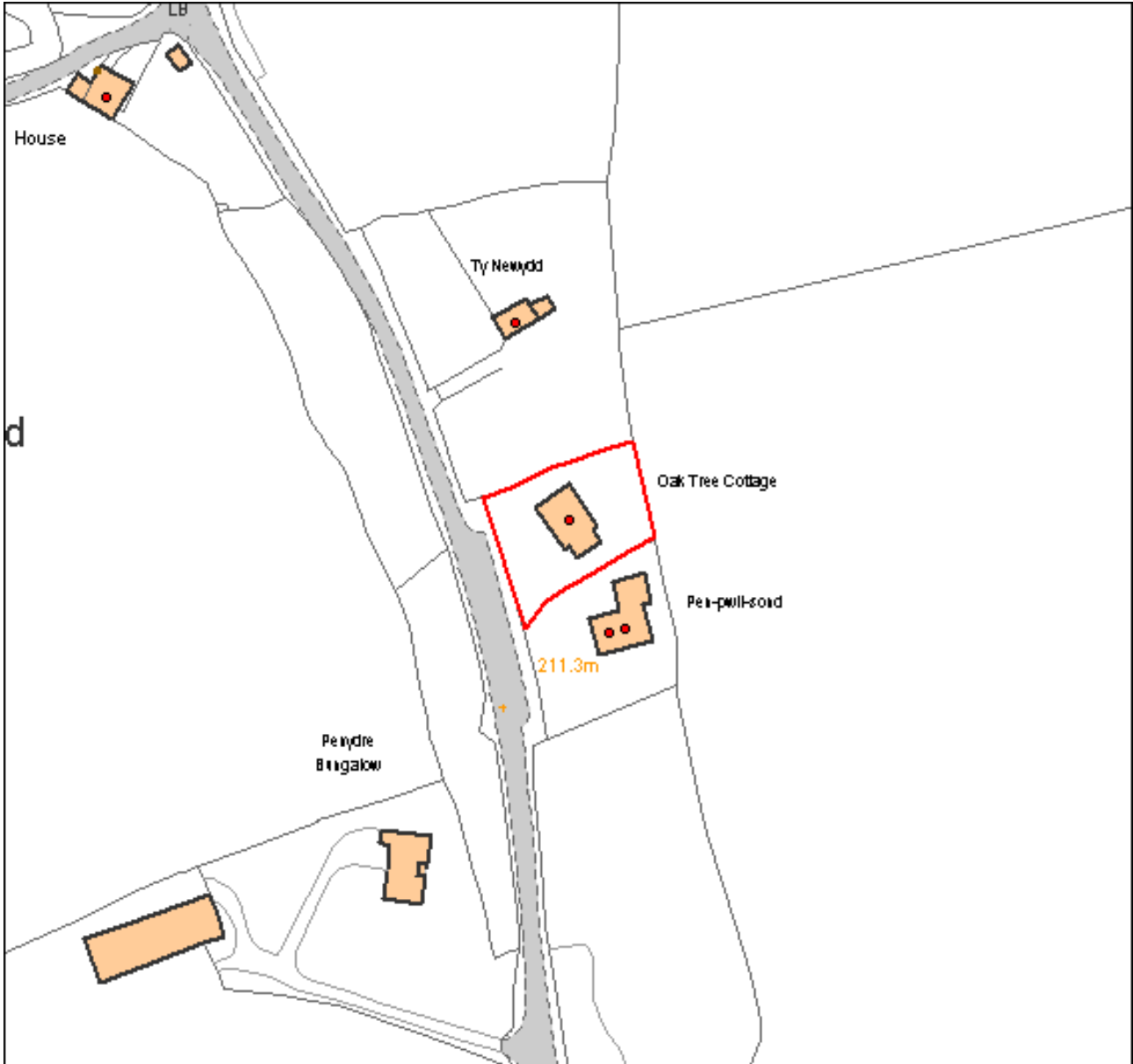
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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SITE ADDRESS : OAK TREE COTTAGE, LONGTOWN, HEREFORDSHIRE, HR2 0LQ

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Further information on the subject of this report is available from Mr A Prior on 01432 261932