

DCNW2004/1097/F - TWO STOREY AND SINGLE STOREY EXTENSIONS AT NO. 2 LATIMER COTTAGE, THE MARSH, WEOBLEY, HEREFORDSHIRE, HR4 8RP**For: Mr & Mrs P Hereford per Mr R Pritchard The Mill Kenchester Hereford HR4 7QJ****Date Received:**
25th March 2004**Ward:**
Golden Cross with
Weobley**Grid Ref:**
41543, 51145**Expiry Date:**
20th May 2004

Local Member: Councillor J. Goodwin

1. Site Description and Proposal

- 1.1 The application property, 2 Latimer Cottage, forms one half of an attractive stone-built, semi-detached cottage, occupying a prominent roadside location adjacent to Weobley Marsh. The property has a modest lean-to conservatory extension to the rear and timber clad garage to the side.
- 1.2 The boundary with its immediate neighbouring property is formed by a 1.8 metre high, close boarded fence, whilst the northern boundary with Pool Cottage is defined by a mature, largely coniferous hedgerow and a culverted drainage ditch.
- 1.3 Planning permission is sought for a two-storey side extension, incorporating a garage at ground floor with an en suite bedroom over, together with a single storey extension wrapping around to the rear, replacing the existing conservatory and accommodating a downstairs toilet, lobby and lounge. The two-storey extension has an overall width of 3.3 metres, enabling the retention of a narrow pedestrian access to the side.
- 1.4 This is the third submission following the withdrawal and refusal of two previous proposals and follows detailed discussion with officers.

2. Policies**2.1 Leominster District Local Plan (Herefordshire)**

Policy A15 – Development and Watercourses
Policy A54 - Protection of Residential Amenity
Policy A56 - Alterations, Extensions and Improvements to Dwellings

2.2 Herefordshire UDP (Revised Deposit Draft)

DR1 - Design
DR2 - Land Use and Activity
DR8 – Culverting
H18 – Alterations and Extensions

3. Planning History

NW2004/0046/F - Two-storey side extension and single-storey rear extension. Refused – for the following reason

'The proposed two storey side extension by reason of its jettied design would appear out of keeping with the character and appearance of this traditional stone cottage and as such would be contrary to Policy A56 of the Leominster District Local Plan (Herefordshire).'

NW2003/3434/F - Two-storey rear extension. Withdrawn

4. Consultation Summary

Statutory Consultations

4.1 No statutory consultations required

Internal Consultee Advice

- 4.2. Head of Engineering and Transportation - raises no objection, subject to a condition protecting the use of the garage for parking purposes
- 4.3. Drainage Engineer – raises no objection, clarifying that the foundation construction in relation to the drainage ditch would be controlled under Building Regulations.

5. Representations

5.1 The applicant has submitted the following clarification with respect to the drainage ditch running down the northern side of the application property.

- original ditch was culverted when we purchased property in 1981
- upon purchase and as a result of anecdotal evidence of localised flooding, a programme of clearance of the surrounding land drains and the old ditch was agreed with Welsh Water.
- furthermore, in 1986, a "Clearwater" sewage system was installed by Mercia Drains and licensed by Welsh Water. The works necessitated re-opening part of the old ditch alongside the cottage.
- it is in my interest to maintain the flow of the ditch and ensure that there is no disruption to drainage.
- foundations will be constructed in order to ensure access to and maintenance of the existing drainage is maintained.

5.2 A total of 4 responses have been received from the following persons:

Mr C W Davies, Pool Cottage, Weobley Marsh
Mr & Mrs Nash, Orchard Cottage, Weobley Marsh (2 letters)
Mr Best, Brookside Cottage, Weobley Marsh

5.3 The comments received can be summarised as follows:

- extension would result in building over the existing piped drain (possibly not within applicant's ownership);

- extension should be kept at same width as existing garage;
- inadequate information on submitted plan;
- rendered extension not suitable;
- extension would upset the scale and massing of this pair of cottages and have a detrimental impact upon Weobley Marsh;
- contrary to guidance seeking to promote local distinctiveness and would result in harm to a Locally Important Building;
- inappropriate detailing of extension

5.4 Weobley Parish Council comment as follows:

- extension is very large compared to the original size of the property
- more details required to make a judgement
- materials and window styles should match the original

5.5 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 issues for consideration in the determination of this application are as follows:

- (a) the scale and impact of the proposed extensions upon the character and appearance of the existing cottage and the surrounding area;
- (b) the effect on the residential amenities of nearby occupiers; and
- (c) the drainage implications of the proposal

Character and Appearance

6.2 The extension is essentially in two parts incorporating the two-storey extension to the side and the single-storey element to the rear. It is acknowledged that the combined volume of both extensions is relatively significant when weighed against the volume of the existing modest two-bedroomed property, but, in this instance, the overall mass of the extensions is not readily visible. Instead, only the two-storey side extension can be seen in public vantage points from the highway and common land in front of and to the north of the application site.

6.3 In this context, the two-storey extension would be seen to replace the existing lean-to garage, with a 3.3 metre wide addition, with a rendered finish to contrast with the stonework of the cottage. Notwithstanding the comments regarding the presentation of the plans and elevations, it is advised that a small recess at both front and rear of the property, together with a slight break at the ridge, would be achieved which, in combination, would assist in retaining the visual dominance of the stone-built cottage from the main public vantage points of the cottage.

- 6.4 The single-storey extension at the rear would have very little visual impact in the wider context of this site and, as such, whilst criticisms have been made of the design approach, it is not considered that significant harm to the property would result.
- 6.5 The importance of this pair of cottages to the Weobley Marsh area is noted but, having regard to Policy A56 of the Leominster District Local Plan (Herefordshire), it is felt that the essential characteristics of the property will be preserved, although conditions would be recommended to control the colour of the render, use of materials and to ensure that all new joinery matches with that of the existing cottage.
- 6.6 The existing, largely coniferous hedgerow between the application site and Pool Cottage would be removed and replaced with a beech hedge of more manageable proportions. In planning terms, there would be no control over its removal and, as such, its loss is not a matter that can be afforded weight. A condition controlling the replacement planting would be appropriate if this proposal is deemed acceptable.

Through the course of negotiations on the proposed extension of this cottage, the additions to the rear have been reduced to single-storey scale and pulled some 1.5 metres away from the boundary with the immediate neighbour (1 Latimer Cottage). The result is that, notwithstanding the 5 metre projection to the rear, there will be no demonstrable loss of daylight or sunlight to the immediate neighbour, who will now only generally be aware of the eaves height and roof pitching away from his property.

Drainage

- 6.7 In response to concerns about the impact of the proposed extension upon the local drainage arrangements, the applicant has confirmed in writing that he is the legal owner of the ditch which runs between 2 Latimer Cottage and Pool Cottage and has carried out certain works in the past to improve and maintain the flow of the ditch. It is not considered that the extension proposal, provided it is carefully carried out, would have any material effect upon the existing flow or capacity of the partly culverted ditch and, as such, the concerns regarding localised flooding and impact upon species rich ponds in the locality, cannot, in this instance, be substantiated.

RECOMMENDATION

That planning permission be granted subject to the following reasons:

- 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) C04 - (Details of window sections, eaves, verges and barge boards)

Reason: To safeguard the character and appearance of this building of special architectural or historical interest.

Informatives:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.