

**DCNW2004/0829/F - TWO STOREY EXTENSION AND  
CONSERVATORY AT RHODDS FARM, LYONSHALL,  
KINGTON, HEREFORDSHIRE, HR5 3LW****For: Mr & Mrs R Goode Bryan Thomas Architectural  
Design Ltd The Malt House Shobdon Leominster  
Herefordshire HR6 9NL****Date Received:  
5th March 2004****Ward:  
Pembridge &  
Lyonshall with Titley****Grid Ref:  
31311, 55047****Expiry Date:  
30th April 2004**

Local Member: Councillor R Phillips

**1. Site Description and Proposal**

- 1.1 Rhodds Farm occupies an inconspicuous position in open countryside designated as an Area of Great Landscape Value. It is approached via a long, private drive from an unclassified road, between Penhros and Elsdon. The property is an attractive, unlisted farmhouse, which has been extended through the expansion of residential accommodation into a former agricultural building linked to the house.
- 1.2 There are two other buildings in close proximity to the house, a brick built barn, which has permission for use as ancillary residential accommodation, and a granary building used for domestic storage purposes.
- 1.3 Planning permission is sought to demolish the linked agricultural building and build a large, two-storey extension with forward and rear projecting gables, with the main intention of creating a symmetrical addition to the original property.
- 1.4 The original submission has been slightly revised through the re-design of the proposed fenestration, intended to reduce the perceived visual scale of the extension, and the reduction in the height of the gabled element.

**2. Policies****2.1 Hereford and Worcester County Structure Plan**CTC2 - Areas of Great Landscape Value  
CTC9 - Development Requirements**2.2 Leominster District Local Plan (Herefordshire)**A2(D) - Settlement Hierarchy  
A9 - Safeguarding the Rural Landscape  
A56 - Alterations, Extensions and Improvements to Dwellings

**2.3 Herefordshire Unitary Development Plan (Deposit Draft)**

DR1 - Design

H7 - Housing in the Open Countryside Outside Settlements

H18 - Alterations and Extensions

LA2 - Landscape Character and Areas Least Resilient to Change

**3. Planning History**

NW2003/3571 - Conversion of outbuilding to ancillary accommodation  
Approved: 12th February, 2004.

96/0386/N - Alterations to form additional living accommodation  
Approved: 10th July, 1996.

**4. Consultation Summary**

Statutory Consultees

4.1 Forestry Commission raises no objection

Internal Consultee Advice

4.2 Head of Engineering and Transportation raises no objection

4.3 Public Rights-of-Way Manager raises no objection

**5. Representations**

5.1 The applicant has provided a summary of some of the factors that have determined the design. These are as follows:-

- the ceiling height of the centre section of the property has a ground floor height of between 1.86metres and 1.95metres, making the further reduction in the height of the extension unfeasible.

- the lower central section becomes the main circulation space and, by turning the extension through 90 degrees, the north-west elevation is reduced in size.

- the overall result is an elevation with substance and balance, with the extension complementing the original.

- the first elevation seen on arrival at the site is the north east elevation, which is unchanged

5.2 Lyonshall Parish Council raises no objection.

5.3 There were no private representations in response to the publicity procedure.

**6. Officers Appraisal**

- 6.1 In view of the isolated location of the property, the only issue for consideration in the determination of the application is the impact of the proposed extension on the character and appearance of the farmhouse.
- 6.2 Policy A56 of the Leominster District Local Plan (Herefordshire) establishes a number of criteria of which the importance of the scale and design of extensions and their dominance in respect of the original dwelling is considered to be of key significance.
- 6.3 It is acknowledged that existence of the existing part timber framed and boarded addition is a material consideration when assessing the relative harm caused by the proposed extension and, in this case, it is accepted that its overall size does allow for a degree of flexibility so far as the size of the addition is concerned. However, the current arrangement is such that the additional building comprises a linear form that has a modest scale and simpler, semi-agricultural appearance which, when combined with its lower ridge and eaves height, clearly distinguishes the farmhouse as the dominant structure.
- 6.4 The design of the extension is such that the ridge and eaves height would be identical and the simple linear form of the existing addition would be replaced with what would represent a visually dominant gable feature, which, although some 300mm lower than the height of the farmhouse and treated in render, is regarded to be too significant a feature, that tends to overwhelm the original structure.
- 6.5 This gable is repeated to the rear to create a symmetrical design, but one of significant scale when related to the main part of the farmhouse.
- 6.6 Whilst attempts have been made to increase the subservience of the extension, it is not considered that these are sufficient to overcome the concerns regarding its scale and overwhelming impact and, as such, the proposal fails to satisfy the requirements of Policy A56 of the Leominster District Local Plan (Herefordshire).

**RECOMMENDATION**

**That planning permission be refused for the following reason:**

- (1) The extension, by reason of its overall scale and design, would overwhelm the original structure and, as such, it would be contrary to Policy A56 of the Leominster District Local Plan (Herefordshire).**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.