

**DCNC2004/1455/F - EXTENSION TO HOUSE, NEW  
ACCESS AND WORKSHOP/GARAGE AND SITING OF  
NEW OIL TANK AT HILL VIEW, NEWTON,  
LEOMINSTER, HEREFORDSHIRE, HR6 0PF**

**For: Mr R Royle as per above address**

**Date Received:**

**21st April 2004**

**Expiry Date:**

**16th June 2004**

Local Member: Councillor K Grumbley

**Ward:**

**Hampton Court**

**Grid Ref:**

**50088, 53779**

**1. Site Description and Proposal**

- 1.1 The application site forms a broadly rectangular parcel of land, located to the southern edge of the unclassified Newton Lane, a no through road. Buildings on site comprise the existing two-storey dwelling, built some time in the 1950s and a detached double garage. These structures occupy the eastern portion of the site. The remainder of the site comprises private amenity space, located predominantly to the west of the dwelling.
- 1.2 The site occupies what is a relatively isolated position; the nearest neighbour situated 110 metres to the east. Land to the north, west and south of the application site is in agricultural use. The wider area is designated as an Area of Great Landscape Value.
- 1.3 Planning permission is sought for a two-storey side extension, a workshop/garage and the siting of a new oil tank. The extension, proposed to the western elevation would incorporate a study and living room at ground floor level with an en-suite bedroom over. The overall width of the extension is 6 metres, the overall depth 8.8 metres. A gable is proposed to the front elevation, designed to replicate an existing gable, which was an integral feature of the original dwelling.
- 1.4 The proposed extension is a revision to that originally proposed, the width having been reduced by 600mm and the overall height by 500mm. This reduction in height has necessitated the introduction of a small flat roof dormer window to the western roof slope.
- 1.5 The workshop/garage element of the scheme was originally proposed to the north-western corner of the site. A new driveway was intended to run parallel to the existing hedgerow between an avenue of trees, the remnants of a former orchard. Following negotiation between officers and the applicant, both the design and location of the building have been revised. It is now proposed that the workshop/garage be sited closer to the existing dwelling, to a position at the southern edge of the site.
- 1.6 The final element of the scheme involves the positioning of a new 2,500-litre oil tank to the north-eastern corner of the site, adjacent to the existing vehicular access.

## **2. Policies**

### **2.1 Leominster District Local Plan**

Policy A.24 – Scale and Character of Development  
Policy A.54 – Protection of Residential Amenity  
Policy A.56 – Alterations, Extensions and Improvements to Dwellings

### **2.2 Herefordshire UDP (Revised Deposit Draft)**

Policy S2 – Development Requirements  
Policy DR1 – Design  
Policy H18 – Alterations and Extensions

## **3. Planning History**

96/0164/N – Replacement garage approved with conditions on the 3<sup>rd</sup> April 1996

94/0605 – Removal of agricultural occupancy condition from Hill View – Approved 13<sup>th</sup> December 1994

## **4. Consultation Summary**

### Statutory Consultations

4.1 No statutory consultations were required

### Internal Consultee Advice

4.2 Head of Engineering and Transportation: Recommends the imposition of conditions relating to the proposed new access.

## **5. Representations**

5.1 Newton Parish Council raise no objection.

5.2 Hope-Under-Dinmore Parish Council (adjoining) raise no objection.

## **6. Officers Appraisal**

6.1 The main issue for consideration in the determination of this application is the scale and impact of the proposed extension and workshop/garage upon the character and appearance of the existing dwelling and the surrounding area.

6.2 The existing dwelling has a relatively unusual design feature in that a gable projects from the front elevation, obscuring for the most part the remainder of the dwelling when viewed from the roadside elevation. It is understood that this was an integral feature in the construction of the original dwelling.

6.3 The extension attempts to mirror this approach, albeit on a smaller scale. Initial concern over the mass of the extension resulted in a reduction of both the width and height. It is considered that this lends the proposal a greater degree of subservience, and it is not considered that any significant harm to the property would result.

- 6.4 Initially the proposed workshop/garage was to be sited at the north-western corner of the site some 3 metres from Newton Lane. A driveway proposed to serve the structure was to run parallel with the lane. Owing to scale and site topography the workshop/garage and driveway were considered unacceptable in their original form. Negotiations sought both a re-siting and a reduction in the overall bulk of the proposal.
- 6.5 The revised siting is to the southern boundary, approximately 16.5 metres from the dwelling and substantially further from the main public vantage point along the lane. Mature boundary treatment and topography ensure that the structure would appear unobtrusive when viewed from the south. The ridge height has been reduced by 500mm to 5 metres and the depth has been reduced from 10 to 8 metres. The revised siting and reduction in scale is considered to relate better to the existing development on site and represent a significant improvement in terms of the impact upon the wider visual amenity of the area.
- 6.6 Officers would not raise an objection to the siting of the oil tank, which would be screened from public vantage points by existing boundary treatments.
- 6.7 Taken cumulatively it is now considered that the revised scheme accords with the relevant local plan policy.

## 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 - A09 (Amended plans )(18<sup>th</sup> June 2004)**

**Reason: To ensure the development is carried out in accordance with the amended plans.**

- 3 - B01 (Samples of external materials )**

**Reason: To ensure that the materials harmonise with the surroundings.**

- 4 - Prior to the commencement of development, details of the proposed surfacing material to the new driveway shall be submitted to an approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

**Reason: To ensure a satisfactory form of development.**

- 5 - E08 (Domestic use only of garage)**

**Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling.**

- 6 - H01 (Single access - not footway )(new access set back 5 metres)

Reason: In the interests of highway safety.

- 7 - H05 (Access gates )(set back 5 metres)

Reason: In the interests of highway safety.

- 8 - H06 (Vehicular access construction )

Reason: In the interests of highway safety.

**Informatives:**

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC
- 2 - HN01 - Mud on highway
- 3 - HN04 - Private apparatus within highway
- 4 - HN05 - Works within the highway
- 5 - HN10 - No drainage to discharge to highway

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.