

19 DCNW2004/1967/F - PROPOSED REMOVAL OF EXISTING EXTENSIONS AND TWO STOREY EXTENSION AT TODDEN COTTAGE, LOWER TODDING, LEINTWARDINE, CRAVEN ARMS, SHROPSHIRE.

For: Mr. P. Maybury per Houghton Building Consultants, 18B Broad Street, Kingswinford, West Midlands, DY6 9LR

Date Received:
16th June, 2004

Ward:
Mortimer

Grid Ref:
41049, 75188

Expiry Date:
11th August, 2004

Local Member: Councillor Mrs. L.O. Barnett

1. Site Description and Proposal

- 1.1 This application seeks consent for the erection of a two-storey and single-storey rear extension at Todden Cottage, Lower Todding, Leintwardine. Todden Cottage is a relatively modest dwelling with a single-storey catslide projection to the rear. The site is located in the open countryside, adjacent to a Public House. The site is adjacent to an Area of Great Landscape Value, but does not actually fall into any policy specific protected area.
- 1.2 This application is the third of its kind for this site, the previous two being withdrawn on the grounds of design and scale.
- 1.3 Planning permission is sought for a two-storey, double pitch extension to the rear of the main dwelling house to create a twin gabled side elevation to the east. The two-storey element is approximately two thirds the width of the rear elevation of the main dwelling. Adjacent to the two-storey element is proposed a catslide style addition. The materials are intended to match the existing.

2. Policies:

2.1 National Policies

PPG1 - General Policy and Principles

2.2 Leominster District Local Plan

A1 - Managing the District's Assets and Resources

A2(D) - Settlement Hierarchy

A24 - Scale and Character of Development

A54 - Protection of Residential Amenity

A56 - Alterations, Extensions and Improvements to Dwellings

2.3 Herefordshire Unitary Development Plan (Deposit Draft)

S1 - Sustainable Development
S2 - Development Requirements
H7 – Housing in the Countryside outside Settlements
H18 - Alterations and Extensions

3. Planning History

- 3.1 NW04/1967/F - Two-storey rear extension
Withdrawn
- 3.2 NW04/1056/F - Two-storey rear extension
Withdrawn

4. Consultation Summary

Internal Council Advice

- 4.1 Head of Engineering and Transportation - Raised no observations in respect of this application.
- 4.2 PROW Manager - Raised no objections in respect of this application.

5. Representations

- 5.1 Neighbours - No responses received
- 5.2 Parish Council - Leintwardine Parish Council raised the following objection:

"The revised plan does not address the fundamental objections of (a) turning one very small cottage into a much larger one; and (b) overlooking houses behind. The revised plan differs little from an earlier application to which the Council objected."

- 5.3 The full text of this letter 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 key areas for consideration are as follows:-
 - 1. Principle of development
 - 2. Design and Scale
 - 3. Residential and visual amenity

Principle:

- 6.2 Adopted Leominster District Local Plan policies A1, A2, A24, A54 and A56, together with emerging Herefordshire Unitary Development Plan policies S2, DR1, H7 and H18, allow for residential extensions, subject to their acceptability in relation to issues of design, scale, residential and visual amenity and transportation.

Design and Scale

- 6.3 The existing dwelling is an attractive property. The key elevation is the front and this is unaffected by the proposal. The east facing elevation is successful with the twin gables an acceptable and appropriate design solution. The visibility of the east facing is limited by virtue of the relationship of the dwelling to the adjacent Public House. The gradient to the rear aids the reduction of the impact of this element of the proposal. Given the limitations of the site the proposal is considered to be an acceptable solution and is not considered to be of sufficient concern to justify refusal.

Residential and Visual Amenity

- 6.4 The proposed development has no unacceptable implications upon residential amenities to the front or sides. To the rear, the closest dwelling house is over 30 metres away, a distance which is considered more than sufficient to safeguard the amenities of local residents
- 6.5 Turning to visual amenities, it is suggested that the siting of this dwelling within the landscape minimises the implication of the design limitations and scale issues. The important front elevation is maintained and the side and rear are screened by the landscape gradient of other structures to a degree that ensures the visual impact of these works is within acceptable limits.

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. B01 (Samples of external materials)**

No development shall take place until details or samples of materials to be used externally on walls and roofs have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

- 3. C02 (Approval of details)**

Notwithstanding the approved drawings, details of the following shall be submitted to and approved by the local planning authority prior to the commencement of any works. The development shall be carried out in accordance with the approved details:-

- (a) Fenestration designs, materials and finishes**

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

Informatives:

1. **N03 - Adjoining property rights**
2. **N15 - Reason(s) for the Grant of PP/LBC/CAC**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.