

**20 DCNW2004/2168/F - TWO STOREY EXTENSION TO SIDE AND SINGLE STOREY EXTENSION TO REAR OF DWELLING AT MOLEBANK COTTAGE, NEWTON LANE, KINGTON, HEREFORD****For: Mr. G. Jones per Mr. D. Walters, 27 Elizabeth Road, Kington, Herefordshire, HR5 3DB****Date Received:****15th June 2004****Ward:****Kington Town****Grid Ref:****29048, 57027****Expiry Date:****10th August 2004**

Local Member: Councillor T.M. James

**1. Site Description and Proposal**

- 1.1 This application seeks consent for the erection of a two storey side and single storey rear extension at Molebank Cottage, 1 Newton Lane, Kington. Molebank Cottage is a detached dwelling. The application site is characterised by its ground levels which drop significantly from road level such that only the roof of the existing property is visible from the roadside. This is a common design pattern, with the other two properties in the immediate vicinity being of a similar design.
- 1.2 Planning permission is sought for a two storey extension to the side of the main dwelling house. The design concept includes a step down in the ridge of the addition from that of the main dwelling house to give a subservient appearance. The rear addition is proposed for the boundary with number 2 Newton Lane. This addition would continue the existing modest lean-to to the side of the dwelling, integrating it into a stone extension to the rear.

**2. Policies****National Policies**

PPG1 General Policy and Principles

**Leominster District Local Plan**

A1 – Managing the District's Assets and Resources  
A2(D) – Settlement Hierarchy  
A9 – Safeguarding the rural Landscape  
A24 – Scale and Character of Development  
A54 – Protection of Residential Amenity  
A56 – Alterations, Extensions and Improvements to Dwellings

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

S1 – Sustainable Development  
S2 – Development Requirements

H4 – Main villages: Settlement Boundaries  
H18 – Alterations and Extensions

### **3. Planning History**

3.1 None.

### **4. Consultation Summary**

#### Internal Council Advice

4.1 Head of Engineering and Transportation - Raised no observations in respect of this application

### **5. Representations**

5.1 Neighbours - No representations received.

5.2 Parish Council - Kington Parish Council raised no objection.

5.3 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 key areas for consideration are as follows:

1. Principle of development
2. Design and scale
3. Residential and visual amenity

#### 6.2 Principle

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

#### 6.3 Design and Scale

The two-storey element is reflective of the existing built form and the addition is acceptable in the context of scale being proportional and subservient. The design will allow the addition to integrate into the main dwelling house effectively. The single storey rear element appears a little unbalanced by virtue of the need to integrate the east elevation roof slope into the existing side projection. Notwithstanding this, the appearance is ultimately acceptable and the site is not widely visible. The design and scale of both elements are therefore considered acceptable

#### 6.4 Residential and Visual Amenity

The sole neighbouring property within the sphere of influence of these works is the neighbouring property, number 2 Newton Lane. The closest element of this neighbouring property is a two-storey addition granted consent by virtue of consent

DCNW01/2721/F. By virtue of the site characteristics, design, scale, and detached nature of these dwelling it is considered that the impact upon the amenities of this neighbouring property will be 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**

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

**Informatives**

- 1. N03 (Adjoining property rights)**
- 2. N15 (Reasons for granting planning permission)**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.