

<b>MEETING:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>4 APRIL 2012</b>
<b>TITLE OF REPORT:</b>	<p><b>S120530/FH - ERECTION OF FIRST FLOOR EXTENSION TO PROVIDE ADDITIONAL BEDROOM AND SHOWER ROOM, ERECTION OF SINGLE STOREY EXTENSION TO PROVIDE NEW ENTRANCE LOBBY AND WC AND CONSTRUCTION OF 2 BAY CAR PORT AT MIDHURST, KINGSTONE, HEREFORDSHIRE, HR2 9HD</b></p> <p><b>For: Mr &amp; Mrs Lewis per Mr Bernard Eacock, 1 Fine Street, Peterchurch, Herefordshire, HR2 0SN</b></p>
<b>WEBSITE LINK:</b>	<a href="http://www.herefordshire.gov.uk/housing/planning/58286.aspx?ID=120530&amp;NoSearch=True">http://www.herefordshire.gov.uk/housing/planning/58286.aspx?ID=120530&amp;NoSearch=True</a>

**Date Received: 16 February 2012**

**Ward: Valletts**

**Grid Ref: 342182,235433**

**Expiry Date: 12 April 2012**

Local Member: Councillor JF Knipe

## **1. Site Description and Proposal**

- 1.1 Midhurst is a much-altered and extended cottage located on the southeast side of the C1221 some 220 metres southwest of its junction with the B4348. Vehicular access is off track and public footpath KS12 that runs along the western boundary of the site. Kobat, a semi detached dwelling, adjoins the site on its northeast side and Holmlea, a detached dwelling, is to the south. The site is located in the main village boundary of Kingstone as shown on Inset Map 21 in the Herefordshire Unitary Development Plan.
- 1.2 This application proposes to extend over a single flat roof addition that is on the front of the cottage to provide an additional bedroom, toilet/shower room and store. An entrance lobby is also proposed. The application also proposes an open sided carport that will be adjacent to the entrance to the property.

## **2. Policies**

### **2.1 National Planning Policy:**

PPS1 - Delivering Sustainable Development

### **2.2 Herefordshire Unitary Development Plan:**

S1 - Sustainable Development  
 S2 - Development Requirements  
 DR1 - Design  
 H18 - Alterations and Extensions

### **3. Planning History**

3.1 DCSW2005/0701/F Alterations and extensions. Approved 22 April 2005.

### **4. Consultation Summary**

Statutory Consultees

4.1 None.

Internal Council Advice

4.2 Traffic Manager: No reply received at time of report.

4.2 Public Rights of Way Officer: No reply received at time of report.

### **5. Representations**

5.1 Kingstone and Thruxton Group Parish Council: Has no objection.

5.2 The consultation responses can be viewed on the Council's website by using the following link:-

[www.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx](http://www.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx)

Internet access is available at the Council's Customer Service Centres:-

[www.herefordshire.gov.uk/community\\_and\\_living/consumer\\_advice/41840.asp](http://www.herefordshire.gov.uk/community_and_living/consumer_advice/41840.asp)

### **6. Officer's Appraisal**

6.1 Policy H18 which deals specifically with proposals for the alteration or extension of residential properties acknowledges they can have a significant effect on the character of the original building, the surrounding area and the amenities of adjoining residents. It is important therefore that the scale, siting and design of such development respects these aspects, so as to ensure adequate levels of privacy and environmental quality. The resulting levels of off-street parking provision should be appropriate for the development proposed.

6.2 Having regard to Policy H18, Midhurst is not an original building. It has been extended. There is a single-storey flat roof extension on the front of the property with a two-storey addition on the rear. This application will extend over the extension on the front of the cottage to provide an additional bedroom. It is considered that the proposal will erode the dominance of the original building to a limited extent but Midhurst is located in the main village boundary of Kingstone and as such it is not considered that the dominance of the original building is critical in this case. The scale and form of the resultant extended property is considered an acceptable development in this location, and will be in keeping with the character of the cottage.

6.3 Insofar as the carport is concerned, it is proposed to be located close to the entrance off the track. A carport in this location, close to the boundary with Holmlea and where the applicants currently park their touring caravan and trailer will have minimal impact on the residential amenity on the adjoining property.

6.4 In conclusion it is considered the scale and form of the proposed extension complies with Policy H18.

**RECOMMENDATION**

That planning permission be granted subject to the following conditions:

- 1. **A01 Time limit for commencement (full permission)**
- 2. **B01 Development in accordance with the approved plans**
- 3. **CBK Restriction of hours during construction**

**Informative:**

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

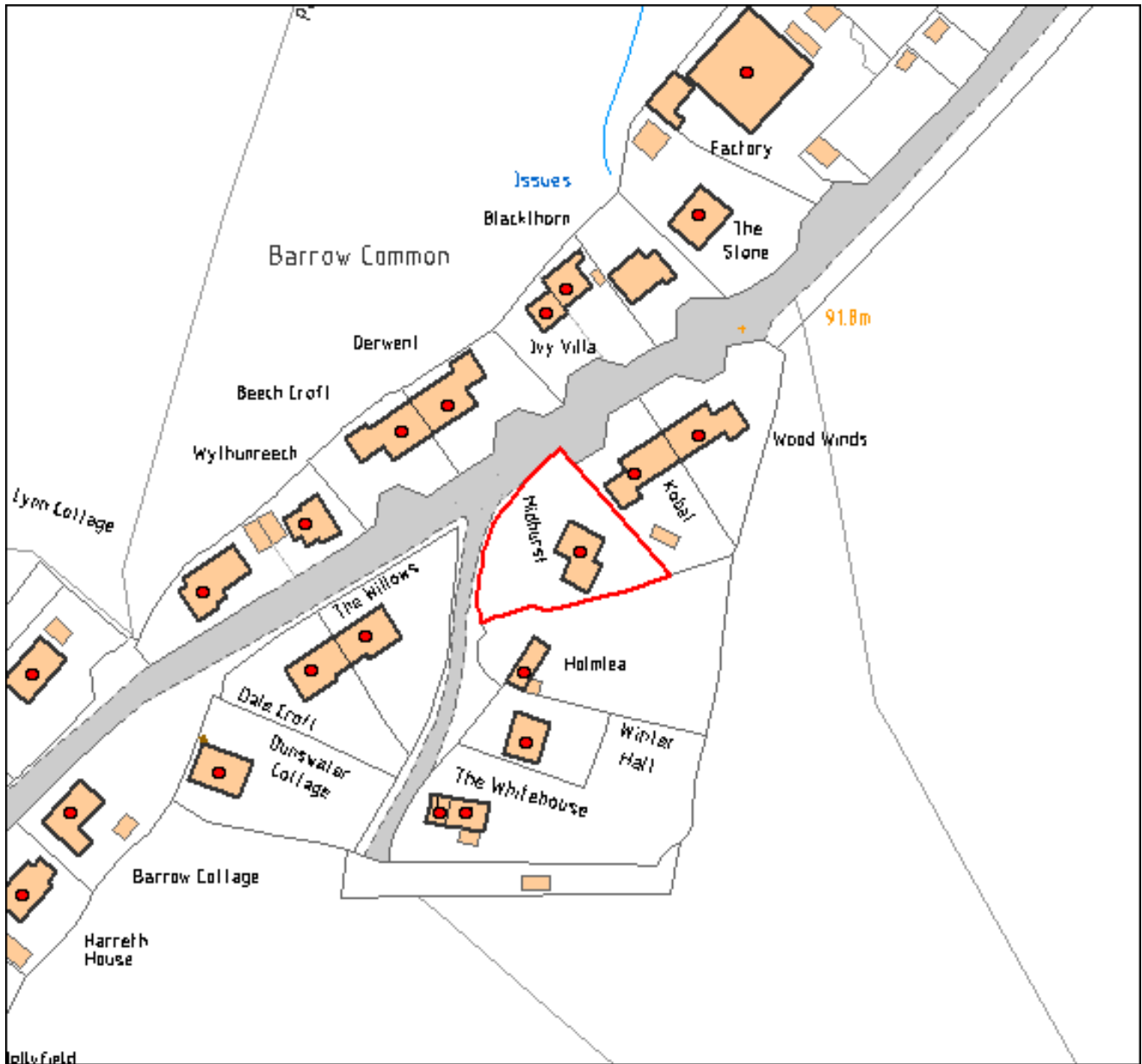
Decision: .....

Notes: .....

.....

**Background Papers**

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

**APPLICATION NO:** S/120530/FH

**SITE ADDRESS :** MIDHURST, KINGSTONE, HEREFORDSHIRE, HR2 9HD

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005

Further information on the subject of this report is available from Mr D Thomas on 01432 261974