

8 DCCW2004/3489/F - PROPOSED TWO STOREY EXTENSION INCLUDING MASTER BEDROOM & CONSERVATORY, LOWER BURLTON, TILLINGTON ROAD, BURGHILL, HEREFORDSHIRE, HR4 7RD**For: Mr. Paul Morris and Mrs. R.M. Bolt, per Jamieson Associates, 30 Eign Gate, Hereford, HR4 OAB****Date Received: 24th September, 2004****Ward: Burghill,
Holmer & Lyde****Grid Ref: 48507, 42525****Expiry Date: 19th November, 2004**

Local Member: Councillor Mrs S.J. Robertson

1. Site Description and Proposal

- 1.1 The application site is a modern brick built single storey dwelling, erected in 1992 and located to the south west of Tillington Road, some 200 metres north of its junction with Roman Road. It is set back from the road and largely obscured by farm buildings immediately to the east. To the south beyond the farm buildings is a detached dwelling, to the north, at an oblique angle is another detached dwelling and to the west open agricultural land.
- 1.2 The irregular footprint of this three bedroom bungalow has produced a roof form characterised by a complex arrangement of multiple ridges, valleys and hips. Projecting from a stepped length of rear wall is a traditional glazed conservatory. It is proposed to demolish the conservatory and erect a two storey extension to provide a new conservatory with bedroom over and having a footprint of 7.5m x 5.70m contained within the recessed corner space formed by the furthest extent of the rear wall and the south side wall. Possessing a distinctive modern design character the extension would have a block form beneath a thin section, wave profile roof. The highest point of the roof would be 5.70m compared to 5.40m for the highest existing ridge.
- 1.3 At ground floor level the conservatory would have frameless glazing to all exposed elevations. The first floor bedroom elevations include a large, west facing, timber window and doors opening on to a 1.20m projecting balcony with glass and steel balustrading. Two small windows are indicated on the south side elevation. The walls at this level would be faced with cedar cladding topped, at the side, with a panel of clear storey glazing to the underside of the Terne coat stainless steel clad roof.

2. Policies**2.1 Planning Policy Guidance:**

PPG1 - General policy and principles

2.2 Hereford & Worcester County Structure Plan:

H16A - Housing in rural areas

H20 - Housing in rural areas outside the green belt

2.3 South Herefordshire District Local Plan:

GD1	-	General development criteria
C1	-	Development within open countryside
SH23	-	Extensions to dwellings

2.4 Unitary Development Plan (Revised Deposit Draft):

S1	-	Sustainable development
S2	-	Development requirements
DR1	-	Design
H18	-	Alterations and extensions
LAC	-	Landscape character and areas least resilient to change

3. Planning History

3.1 None relevant to this application.

4. Consultation Summary

Statutory Consultations

4.1 None consulted

Internal Council Advice

4.2 Head of Highways and Transportation: Recommends refusal of the application for the following reason:

This proposal shows insufficient detail for an assessment to be made from the highway safety point of view.

The applicant is intending to increase the number of bedrooms from 3 to 4. The Council's parking standards for a 4 bedroom dwelling is 3 car parking spaces. The applicant needs to indicate on a plan that there are sufficient parking spaces and that vehicles can enter and leave the site safely in a forward gear. Vehicles should be able to turn within the site.

5. Representations

5.1 Burghill Parish Council has resolved to make the following comments: One of the main principles of planning consent is to ensure that any development sits well with its surroundings, and blends in with the existing property. This proposal does not match the existing property at all, and makes the bungalow into a two storey dwelling.

Although the Parish Council have no objections to an extension they have strong reservations and do object to this proposal in that the design is not in keeping with the area.

There is also great concern that the proposed balcony will intrude on the neighbours privacy, the neighbours have been advised of the proposals.

- 5.2 Letter in support of the application from the applicants P.W. Morris and R.M. Bolt in response to the advice from the Head of Highways and Transportation - "We are writing to confirm that we can presently park 3 vehicles in front of the double garage which itself of course will accommodate 2 vehicles.

It is also our intention to create a turning area in front of the property as marked on the enclosed plan which will enable all vehicles leaving the property to turn and enter the highway in a forward position."

The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

- 6.1 The key issues in the consideration of this application are:

- i) The effect of the proposal on the character and appearance of the existing dwelling in terms of mass, scale, design and materials.
- ii) The extent to which the existing dwelling remains the dominant nature in any resulting scheme.
- iii) The extent to which the proposal fulfils the appropriate criteria of Policy GD1 (Design) of the South Herefordshire District Local Plan.
- iv) Impact on the rural character of the surrounding area.
- v) Amenity of the occupiers of nearby residential properties.
- vi) Parking and highway safety.

- 6.2 Having regard to the policy context and the concerns of the Burghill Parish Council it is considered appropriate to reproduce the applicant's design rationale as follows:

"The bungalow as existing consists of a large entrance hall, lounge, dining room, breakfast room, kitchen, utility and study with two double bedrooms and one single. A more recent addition is a glazed conservatory which is believed to have been added some seven to eight years ago. The building has a gross footprint of some 240 square metres but despite its apparent overall size, space has perhaps not been as judiciously used as it might have been. The entrance hall alone is some 22 square metres and while lounge, kitchen and utility room are generous, 2.5 bedrooms seems somewhat disproportionate to the overall size of the property. The heavily modelled perimeter to the building has created an overly complicated roofscape with hips, valleys and ridges of differing lengths and heights.

Our clients wish, therefore, was to make better use of existing space and to add a new conservatory which would take maximum advantage of the stunning views to the west and a further double bedroom allow bedroom provision to accommodate both family and guests. Due to the complexity of the existing roof space, it was felt that any further additions which attempted to join the existing roof would simply complicate matters further. It was felt, therefore, that a new extension, two storeys in height but pulled away marginally from the existing building, and with a contemporary roof form which would enable its overall height to respect the existing highest ridge point, would create a stand alone corner to the building and avoid the need for further awkward roof junctions.

The new extension, therefore, will replace the existing conservatory and complete the square in the south western corner of the dwelling. A new single flight staircase will

give access from the ground floor conservatory to a new master bedroom suite at first floor, opening onto a projecting balcony to take maximum advantage of the views to the west.

Internally, the existing glazed screen between the hallway and the breakfast room has been removed and the hall will now become a formal dining space. The rear wall of the kitchen will be taken down to open up the kitchen to the new conservatory.

The new extension will be supported on a lightweight steel frame. The conservatory will be fully glazed at ground floor level in frameless glass while the master bedroom suite above will be clad in western red cedar. The glazed screen at first floor level will be timber framed, stain finished. The roof will be steel framed and clad in Terne Coated Stainless Steel which will weather to a lead grey colour. The projecting balcony at first floor level will be enclosed in glass panels set within a mild steel frame.

It is hoped that the whole will create a simple lightweight contemporary addition to a slightly complex dwelling.”

- 6.3 It is considered that the design analysis and rationale has produced an innovative and modern design solution, for extending this particular dwelling, to meet the applicant's spatial requirements. In essence the concept of visually grafting on to the existing bungalow, a modern and distinctive form, which makes a contrasting and fresh design statement, is regarded as a valid architectural approach. The elevational treatment and facing materials are consistent with this style.
- 6.4 The height of the extension only marginally exceeds the ridge height of the host bungalow and the footprint would be contained within the cut away south western corner. Whilst it contains two storeys, it is considered that the visual perception of the extension will be a separate, albeit distinctive and modern building element which will give added interest to the form and character of the bungalow. As such it is not considered that it will make the bungalow into a two storey dwelling (see Burghill Parish Council's comments).
- 6.5 In design terms, notwithstanding the departure from the character and form of the existing bungalow it is considered that the extension will make a positive but not over dominant contribution to its appearance. It is also judged that the resultant scheme will not have a negative impact on the rural character of the surrounding area.
- 6.6 As far as the balcony is concerned, due to its oblique and indirect relationship to and distance from the nearest dwelling, it is considered that it will not result in an unacceptable degree of overlooking or undue loss of privacy.
- 6.7 Sufficient space is available, within the curtilage of the property, for the parking of 3-4 cars. The provision of a turning head as offered by the applicant will enable vehicles to leave in forward gear. Accordingly, subject to a suitable condition to ensure the provision of the turning head, it is considered that the parking facilities would be acceptable.
- 6.8 In the light of the above-mentioned considerations it is considered that the proposed extension is acceptable.

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 The development hereby permitted shall be carried out strictly in accordance with the approved plans (drawing numbers 3781, 3781.01, 3781.02, 3781.03, 3781.11, 3781.12) and the schedule of materials indicated thereon, except where otherwise stipulated by conditions attached to this permission.

Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area.

- 3 The extension hereby permitted shall not be brought into use until the turning area indicated on the drawing, attached to the appallicant's letter dated 3rd November, 2004, is laid out properly consolidated, surfaced and drained.

Reason: In the interest of highway safety and to ensure the free flow of traffic using the adjoining highway.

Informative:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.