

**DCSW2005/1589/F - DEMOLITION OF SINGLE STOREY
LEAN-TO'S AND ERECTION OF TWO STOREY
EXTENSION, KNIGHTS COMMON COTTAGE,
CLEHONGER, HEREFORDSHIRE, HR2 9TP**

**For: Mr. W.J. Watkins per Mr. S. Potter, Pomona
Office, Pomona Drive, Kings Acre Road, Hereford, HR4
0SN**

Date Received: 17th May, 2005

Ward: Valletts

Grid Ref: 43768, 37125

Expiry Date: 12th July, 2005

Local Member: Councillor P.G. Turpin

1. Site Description and Proposal

- 1.1 The cottage, the subject of this application, is set back some 132 metres on the north western side of the B4349 road from which it gains access. Access is via a field gate access and then by crossing a field for some 110 metres before reaching the half timber framed cottage with white painted brick infill panels.
- 1.2 There are two upstairs rooms, two living rooms and a bathroom and kitchen in a lean-to at the rear of the cottage. This lean-to has restricted headroom. There is a lean-to on the eastern gable end of the cottage that has a clay pantile roof in contrast to the slate used on the main roof of the cottage.
- 1.3 It is proposed to demolish the rear lean-to together with the lean-to used for storage purposes on the eastern gable wall. The cottage will be extended eastward with a two-storey element 3.4 metres wide, the cottage is just over 3.8 metres wide, and 3 metres long. The cottage is 6.5 metres long. This two-storey link serves as a link between the existing cottage and a two-storey element at right angles to it, this will provide a kitchen and dining room on the ground floor and two bedrooms above. The link building functions as a corridor between the existing cottage and the bedrooms and kitchen/dining room below. This block of building will be 6.5 metres long, i.e. the same length as the existing cottage and 4 metres wide, i.e. slightly wider than the existing cottage. Render will be used on the two-storey block at right angles to the cottage and waney edge timber cladding on the north and south elevations of the link element. Slate is proposed on both the link and new wing.

2. Policies

2.1 Planning Policy Guidance

PPS.1 - Delivering Sustainable Development

2.2 Hereford and Worcester County Structure Plan

Policy H.20 - Housing in Rural Areas

2.3 South Herefordshire District Local Plan

- Policy GD.1 - General Development Criteria
- Policy SH.23 - Extensions to Dwellings

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

- Policy S.2 - Development Requirements
- Policy DR.1 - Design
- Policy H.7 - Housing in the Countryside outside Settlements
- Policy H.18 - Alterations and Extensions

3. Planning History

- 3.1 SW2004/3356/F Demolition of single storey lean-to's and erection of two-storey extension - Refused 23.11.04
- SW2005/0751/F Demolition of single storey lean-to's and erection of two-storey extension - Refused 03.05.05

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 The Traffic Manager recommends that conditions requiring visibility across the road frontage and parking provision be met by conditions attached to any planning permission granted.

5. Representations

- 5.1 The Parish Council has no objection.
- 5.2 In a letter that accompanied the application, the applicant's agent makes the following main points:
- although you consider the proposal conflicts with Policies SH.23 and H.20 please consider the following:
 - it is a farm workers cottage for Arkstone Court. Last occupant single, unacceptable to expect a family of three or more to live in what is arguably a one bedroom dwelling
 - lean-to kitchen limited headroom and dangerous
 - preferable to my client and the Council's Conservation Officer to extend from east gable, preserving the original cottage, although not listed
 - cottage is very well screened
 - extension represents only a 5% increase in the original footprint area

- with to avoid appeal or an application for a replacement dwelling.

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

6. Officers Appraisal

- 6.1 The main issue is considered to be the scale and massing of the extension to the existing cottage.
- 6.2 Whilst it is acknowledged that single-storey lean-to elements are being demolished they are being replaced by a two-storey structure which is larger in footprint than the existing modest two-up-two-down cottage. It is recognised that older cottages such as the one here need modernising such that they meet modern expectations, nevertheless Policy SH.23 in the South Herefordshire District Local Plan requires that proposals for extensions are in keeping in terms of mass and scale amongst other things such as design. Also, the existing dwelling should remain the dominant feature in any resulting scheme. This is evidently not the case with the proposal. The length of the two-bedroom wing was reduced by one metre in length following an earlier refusal, this application however is identical to the second proposal determined by Officers early this year.
- 6.3 The extensions cannot be supported as they are disproportionate in scale with the original cottage.

RECOMMENDATION

That planning permission be refused for the following reason:

- 1. The proposed extensions, by reason of the scale and massing in relation to the cottage, would not be subservient such that the existing dwelling would remain the dominant feature in the scheme proposed. This is contrary to the provisions of Policies SH.23 and H.20 contained in the South Herefordshire District Local Plan, and Hereford and Worcester County Structure Plan respectively.**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.