

**5 DCSE2005/3451/F - TWO STOREY REAR EXTENSION AT FOXBERRY COTTAGE, KILCOT, NEWENT, HEREFORDSHIRE, GL18 1NS****For: Mr. & Mrs. P. Shaw per Mr. V.C. Arnold, Mount Ottawa, Upleadon, Newent, GLOS, GL18 1HN****Date Received: 28th October 2005    Ward: Penyard    Grid Ref: 69247, 24458****Expiry Date: 23rd December 2005**

Local Member:    Councillor H. Bramer

**1. Site Description and Proposal**

- 1.1 Foxberry Cottage is a detached two-storey dwellinghouse with detached garage being constructed in red brick and original gorsley stone under grey imitation slates. The dwelling is located within the parish of Aston Ingham within open countryside in an isolated position adjacent to the unclassified 70221 road. The site is on sloping land with mature woodland to the east.
- 1.2 The proposal is to erect a two-storey extension on the north-east elevation to provide additional living accommodation at ground floor and an additional bedroom with ensuite facilities at first floor. The original proposal measured 4.27m long x 4.27m wide x 5.85m high. However the proposed extension has been reduced in scale and now measures 3.27m long x 4.2m wide x 5.85m high.

**2. Policies****2.1 Planning Policy Statements**

PPS1	-	Delivering Sustainable Development
PPS7	-	Sustainable Development in Rural Areas

**2.1 Hereford and Worcester County Structure Plan**

Policy CTC9	-	Development Criteria
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**2.2 South Herefordshire District Local Plan**

Policy GD1	-	General Development Criteria
Policy C1	-	Development within Open Countryside
Policy SH23	-	Extensions to Dwellings

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

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

**3. Planning History**

3.1	SH19791363PF	Two storey extension, change of use and garage	-	Approved 9.3.98
	SE2001/2728/F	Retrospective external chimney.	-	Approved 7.12.01
	DCSE2003/1363/F	Porch	-	Approved 26.6.03
	DCSE2005/0802/F	First floor extension to garage to provide bedroom and bathroom.	-	Refused 28.04.05

**4. Consultation Summary**Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 The Traffic Manager has no objection.
- 4.3 The Conservation Manager has no objection.

**5. Representations**

- 5.1 Aston Ingham Parish Council make the following comment:

"The Council feels that the extension is excessive in scale in comparison with the existing building".

The Parish Council have been consulted on the revised scheme and their comments are awaited.

The full text of these letters 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 consideration in this application is the effect of the proposal upon the existing dwellinghouse.
- 6.2 The current application has been submitted in an attempt to address and resolve the concerns of a previous application that sought additional accommodation for the property. The previous application submitted under DCSE2005/0802/F sought to provide additional accommodation at first floor level above the garage but was refused on the grounds that the scale and design of the development were unacceptable in relation to the existing dwelling.
- 6.3 Policy SH23 of the South Herefordshire District Local Plan seeks to ensure that proposals are in keeping with the character of the existing dwelling in terms of mass, scale, design and materials and that the resultant scheme remains subservient.

- 6.4 The proposed extension will be set into the ground by 0.30m to ensure that the eaves of the extension meet the eaves of the existing dwellinghouse. It is considered that the size, scale and design of the revised extension would not appear incongruous within its surroundings nor would the resultant scheme dominate the existing dwellinghouse. The extension is proposed to be constructed from natural stone to match the existing, under imitation slate. There has been difficulty in sourcing natural Gorsley stone and therefore a condition will be attached seeking prior approval of samples of the external materials to ensure that the materials harmonise with the surroundings.
- 6.5 The relevant planning policies and guidance have been fully taken into account in the evaluation of the proposed extension and it is considered that the proposal is acceptable subject to appropriate conditions.

**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 A08 (Development in accordance with approved plans and materials)**

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

**3 B01 (Samples of external materials)**

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

**Informative:**

**1 N15 - Reason(s) for the Grant of Planning Permission**

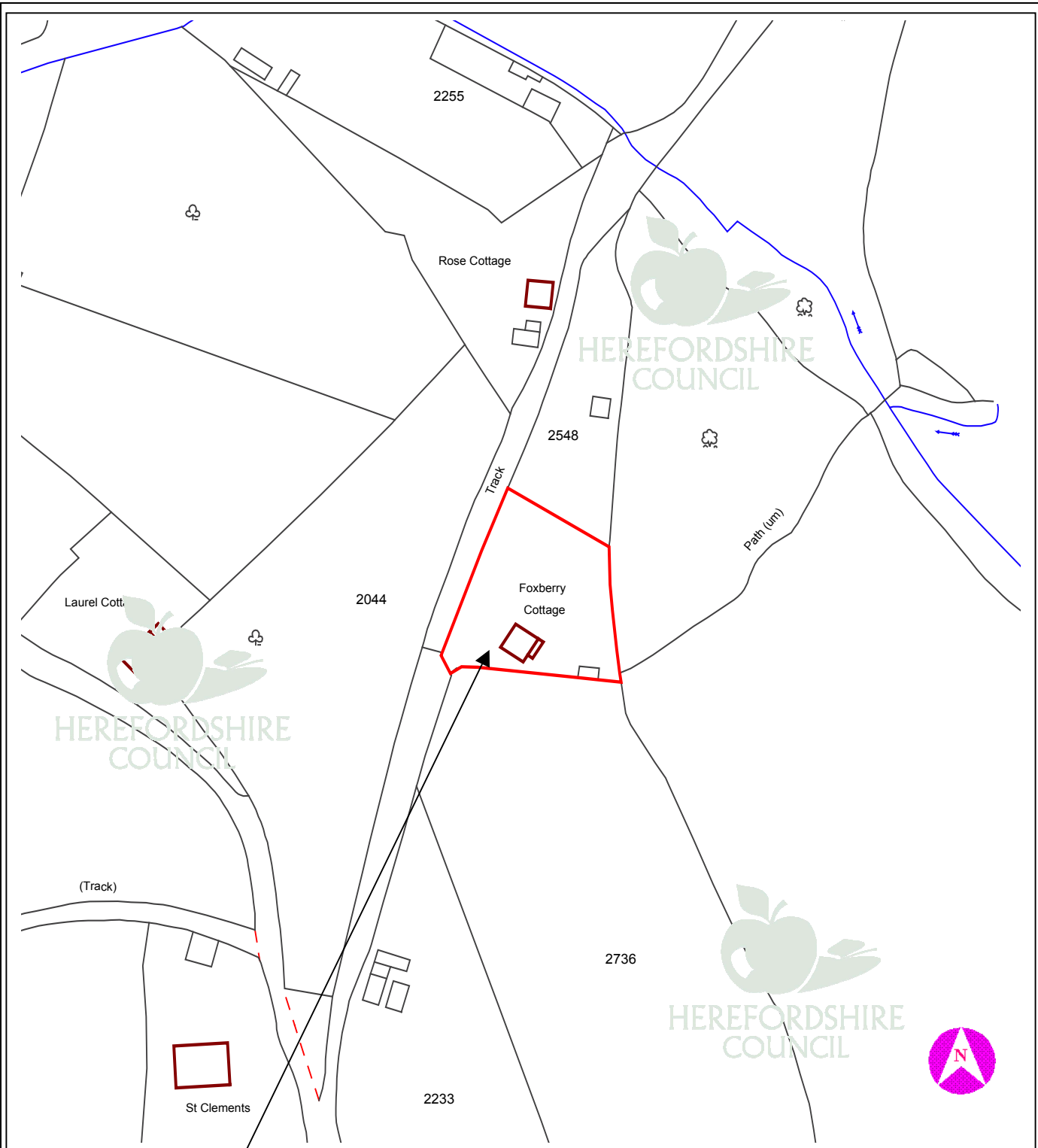
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSE2005/3451/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Foxberry Cottage, Kilcot, Newent, Herefordshire, GL18 1NS

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