

16A DCNW2005/4147/F - TWO STOREY EXTENSION TO REAR AT YE OLD HOUSE, ORLETON, LUDLOW, HEREFORDSHIRE, SY8 4HN

16B

DCNW2005/4148/L – AS ABOVE

For: Mrs. P. Ryder per Mr. D.R. Davies, 23 Charlton Rise, Ludlow, Shropshire, SY8 1ND

Date Received:

28th December 2005

Expiry Date:

22nd February 2006

Local Member: Councillor W.L.S. Bowen

Ward: Bircher

Grid Ref:

49199, 67112

1. Site Description and Proposal

- 1.1 The dwelling that is the subject of this application is a Grade II listed timber framed building that lies within the Settlement boundary and Conservation Area of the village of Orelton. The dwelling is semi detached and has a fairly substantial garden to the side and rear. A single storey timber boarded store that was attached to the rear elevation of the dwelling has been removed.
- 1.2 The proposal is for the erection of a two storey extension to the rear of the dwelling which would be used as ancillary accommodation to the existing dwelling. A two storey extension of a similar footprint has previously been approved on this site but problems with the construction of the approved extension have led to this revised proposal.

2. Policies

2.1 Leominster District Local Plan

A2 – Settlement Hierarchy

A16 – Foul Drainage

A18 – Listed Buildings and their Settings

A21 – Development within Conservation Areas

A24 – Scale and Character of Development

A54 – Protection of Residential Amenity

A56 – Alterations, Extensions and Improvements to Dwellings

2.2 Herefordshire Unitary Development Plan

Policy S2 – Development Requirements

Policy S7 – Natural and Historic Heritage

HBA1 – Alterations and Extension to Listed Buildings

HBA6 – New Development within Conservation Areas

Policy DR1 - Design

3. Planning History

NW2005/0251/F - Two storey extension to rear of property - Approved 13 April 2005

NW2005/0252/L - Two storey extension to rear of property - Approved 13 April 2005

4. Consultation Summary

Statutory Consultations

- 4.1 The Society for the Protection of Ancient Buildings comment: The proposed two-storey extension would be a substantial structure, in relation to the size of the listed building. Some reduction in size would be preferable. Possibly, omission of the east and west facing gables, so that the extension was in line with the historic range and had a low ridge through, would offer an improvement. However, we do support the use of materials, which are traditional but would distinguish the new elements from the historic timber framed part.

Perhaps our principal concern, though, is the apparent intention to cut through a main rail on the gable end of the listed building, in order to achieve access. This seems very unfortunate. We wonder whether there might be scope for forming access at first floor level, rather than ground floor level, within the height of the large central panel, leaving the rail intact? Internal access to ground floor rooms could still be achieved, but from above via the new stair. Alternatively, could the existing lean-to on the west elevation be extended slightly so it formed a link between the listed building and extension, avoiding the need for any gable end doorway?

Internal Consultations

- 4.2 The Traffic Manager raises no objection to the grant of planning permission.
- 4.3 The Conservation Manager comments: Ye Old House dates to C16 was partly rebuilt C17 with early C20 alterations. It is a timber framed building with painted brick and rendered infill on a coursed rubble plinth under a tile roof. Although the footprint of this extension is large, the impact is reduced with a low and varied roofline. The design is complimentary to the listed building and the only change that I would like to see is the use of a rendered or boarded surface instead of introducing brick.

No objections subject to the following Conditions:

C02: Approval of details of materials to be used externally

C05: Details of external joinery finishes.

C10: Details of rooflights

C11: Specification of guttering and downpipes

C17: Sample of roofing material

5. Representations

- 5.1 Orleton Parish Council makes the following comments: The parish council has no objection to the application but feels that the following should be conditions of planning consent:

- i) that the property, once completed, can only be sold as a whole
- ii) that all parking is off road.

5.2 3 letters of objection / concern have been received from the following:

Mr Colin Beever, Deakins Cottage, Orleton
Katherine Snape, Orleton House, Orleton
J A Slater, Upper House, Orleton

Which raise the following issues:

- Need for on-site car parking provision for the dwelling
- Cars parked on the road frequently cause obstruction
- The apex on the roof has been moved nearer to Deakin Cottage and although slightly lower it gives the impression of the building actually being nearer
- The tall gable end is too tall and over powering
- The whole structure blocks off the sunlight to Deakin Cottage patio and garden area

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 main issues for consideration in this application are:

- The impact of the extension on the character and appearance of the Listed Building.
- The impact of the proposed extension on the amenities of the neighbouring properties
- Highway safety and car parking

6.2 The previous approval has set a precedent for the extension to the property and was the subject of extensive negotiations and discussions due to the sensitivity of such a large extension to a listed building. Unfortunately the approved scheme is not physically workable in construction terms and this revised scheme has been devised which continues to reflect elements of the character of the listed building without overwhelming the original structure. As such, subject to the agreement of materials and joinery details, the proposed extension is considered to preserve the character and appearance of the listed building and represent an acceptable addition to the building.

6.3 The main issue for concern is the impact that the proposed extension would have on the adjoining neighbour. The property known as Deakins Cottage is attached to Ye Olde House but its rear access from the kitchen onto the adjoining patio is at a significantly lower level, more than 1.5m lower than the ground level of Ye Olde House and the site of the extension. Steps from this lower level rise into the garden area which is at a level approximately the same height as the neighbouring property. The garden of Deakin Cottage is relatively narrow and restricted. The proposed extension could have an overbearing impact on this dwelling, in particular the rear gable of the extension. An additional sectional drawing has clarified that the pitch of the roof that slopes away from Deakin Cottage is similar, if not the same as the approved scheme and retains the existing hall window in the rear elevation of the dwelling. As such it is not considered reasonable to object on these grounds. The

gable of the extension that faces the garden of Deakins Cottage is set at the higher level of the garden behind two mature Leylandii trees that are within the grounds of Deakins Cottage. Having regard to this it is felt that a reason for refusal on the grounds that this would impinge on the sunlight / daylight or amenities currently enjoyed by the occupiers of this dwelling could not be substantiated. To ensure the heights of this building are not increased a condition requiring details of slab levels to be submitted is suggested.

- 6.4 In relation to the concerns relating to the provision of off road car parking, the agent has provided a block plan showing a driveway, with parking and turning facilities for a minimum of three cars. A condition ensuring that this is undertaken is suggested.

RECOMMENDATION

NC2005/4147/F

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 - A06 (Development in accordance with approved plans)**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

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

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

- 4 - C04 (Details of window sections, eaves, verges and barge boards)**

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

- 5 - C05 (Details of external joinery finishes)**

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

- 6 - C11 (Specification of guttering and downpipes)**

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

- 7 - C17 (Samples of roofing material)**

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

8 - D03 (Site observation - archaeology)

Reason: To allow the potential archaeological interest of the site to be investigated and recorded.

9 - H01 (Single access - not footway)

Reason: In the interests of highway safety.

10 - H12 (Parking and turning - single house)

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

11 - E15 (Restriction on separate sale)

Reason: It would be contrary to the policy of the local planning authority to grant consent for a separate dwelling in this location.

12 - E18 (No new windows in specified elevation)

Reason: In order to protect the residential amenity of adjacent properties.

13 - F48 (Details of slab levels)

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

Informatives:

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

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That Listed Building Consent be granted subject to the following conditions:

1 – C01 – Time limit for commencement (Listed Building Consent)

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 - A06 (Development in accordance with approved plans)

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3 - B01 (Samples of external materials)

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

4 - C04 (Details of window sections, eaves, verges and barge boards)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

5 - C05 (Details of external joinery finishes)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

6 - C11 (Specification of guttering and downpipes)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

7 - C17 (Samples of roofing material)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

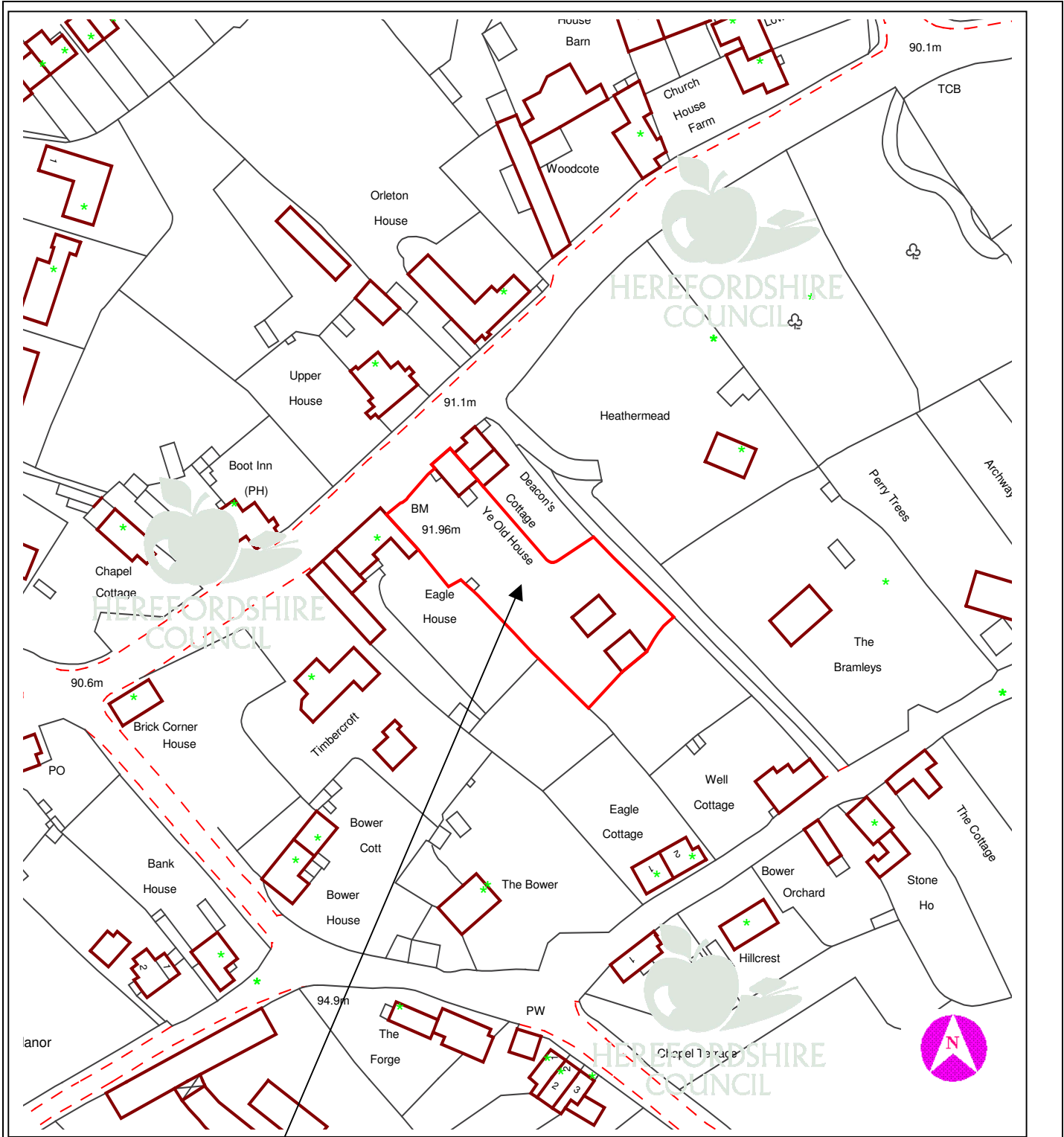
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW2005/4147/F

SCALE : 1 : 1250

SITE ADDRESS : Ye Old House, Orleton, Ludlow, Herefordshire, SY8 4HN

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