

14 DCNW2006/0101/F - RETROSPECTIVE APPLICATION FOR TWO STOREY SIDE EXTENSION AND PROPOSED TWO STOREY EXTENSION AT WHITTON COTTAGE, WHITTON, LEINTWARDINE, CRAVEN ARMS, HEREFORDSHIRE, SY7 0LS

For: Mr P G Hand per Mr D A Riley, Robins Hale, Lower Barns Road, Ludford, Ludlow, SY8 4DS

Date Received:
12th January 2006

Ward:
Mortimer

Grid Ref:
41016, 73979

Expiry Date:
9th March 2006

Local Member: Councillor Mrs O Barnett

1. Site Description and Proposal

- 1.1 The application site comprises a detached stone and timber framed cottage set in a rural locations outside the settlement boundary of the village of Leintwardine. The garden has a large outbuilding and smaller shed. The dwelling and curtilage are visible from the highway. Immediately to the rear of the dwelling (south) lies a further detached dwelling known as Whitton View.
- 1.2 Planning permission is sought for the extension of the property in a linear form. Part of this has already been undertaken which extends some 4.5m from the existing dwelling and has a ridge height of 5.5m which is marginally below the height of the existing dwelling. This extension follows the form of the existing dwelling and is constructed with exposed timber frame, render infill panels and slate roof.
- 1.3 The second part of this application is for the further extension of this cottage also linear form. The roofline would again be set down marginally from the existing extension, causing a stepped effect and would be constructed of weatherboarding and slate roof to match the existing extension. This extension would extend a further 4.5m beyond the already constructed extension. There are no windows to first floor in the rear elevation and three rooflights proposed to the front elevation.

2. Policies

2.1 Leominster District Local Plan (Herefordshire)

Policy A1 – Managing the District's Assets and Resources
Policy A2(D) – Settlement Hierarchy
Policy A9 – Safeguarding the Rural Landscape
Policy A24 – Scale and Character of Development
Policy A54 – Protection of Residential Amenity
Policy A56 – Alterations, Extensions and Improvements to Dwellings
Policy A70 – Accommodating Traffic from Development

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S2 – Development Requirements
Policy DR1 – Design
Policy DR2 – Land Use and Activity
Policy H18 – Alterations and Extensions
Policy LA2 – Landscape Character

3. Planning History

3.1 NW2000/2929/F – Two storey extension – refused 12th December 2000

4. Consultation Summary

Statutory Consultations

4.1 None

Internal Council Advice

4.2 Traffic Manager raises no objection to the grant of permission.

5. Representations

5.1 Leintwardine Parish Council have no objections.

5.2 Two letters of objection have been received from Mr and Mrs Holloway, Whitton View, Leintwardine and J Eadon, Greensleaves, Leintwardine that raise the following issues:-

- The north and south elevations differ in design and so are out of character with the main building.
- The proposed extension together with the one built without planning permission would double the size of the cottage and spoil the appearance of it making it totally out of character.
- The end of the extension would be close to Whitton View and be surrounded in wood cladding making it a fire hazard.
- The neighbours garden would be overlooked by the windows in the end elevation.
- Pollution caused by fires in existing cottage.
- Neighbour issues regarding light and noise from radios.

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 is the determination of this application are as follows:-

- a) The impact of the proposed extensions on the character of the dwelling.
- b) The impact of the use on the amenities if the occupiers of the adjoining properties.

The proposed extensions, which have been partially completed, have been designed to be sympathetic to and in scale and keeping with the existing cottage. The linear form of the cottage lends itself to this simplistic form of development and the stepped effect of the two extensions help to distinguish between the two dwellings. Although the extensions will increase quite substantially the overall size of the dwelling they will not overwhelm the existing cottage. As such the proposed extensions are considered to accord with Policies A24 and A56 of the Leominster District Local Plan.

- 6.2 The main cause for concern in relation to the impact of the proposed extension lies with the impact on the neighbouring property, Whitton View. This property lies in relatively close proximity (approximately 2.5m) with gable elevation which faces the proposed extensions having no first floor windows. A block wall of approximately 1.8 metres in height is already in situ forming a boundary between the two properties.
- 6.3 The extensions themselves will not be particularly overbearing or intrusive on the neighbouring property except for the window in the end gable elevation. This room is also served by a roof light and it is therefore suggested that a condition be imposed that this window is obscure glazed and fixed shut. A condition ensuring no other windows or roof lights are placed in the extensions to the south or west elevations is also suggested to protect the amenities of the neighbouring properties.
- 6.4 Whilst the objections also raise other 'neighbour' issues relating to pollution from smoke, light and noise, these are not issues for consideration in relation to this application.

RECOMMENDATION

That planning permission be granted with 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 - E18 (No new windows in specified elevation – south and west)**

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

- 5 - E19 (Obscure glazing to windows)**

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

Informatives:

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

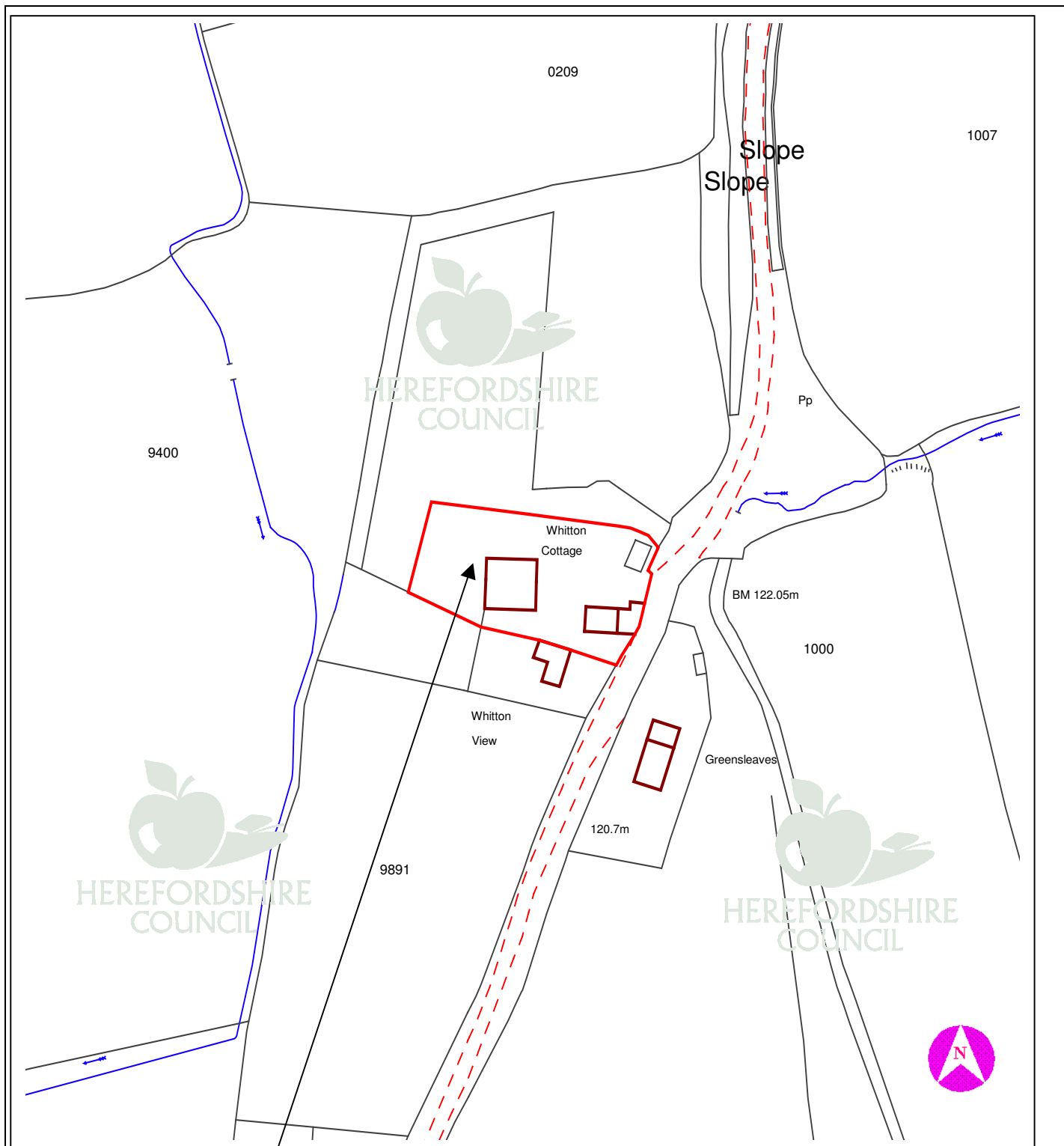
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW2006/0101/F

SCALE : 1 : 1250

SITE ADDRESS : Whitton Cottage, Whitton, Leintwardine, Craven Arms, Herefordshire, SY7 0LS

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