

17 DCSE2006/1035/F - RENOVATION AND EXTENSION TO EXISTING COTTAGE AND BARN AT HOMELANDS, SOLLERS HOPE, HEREFORDSHIRE, HR1 4RL.**For: Mr. & Mrs. Summerfield per Hook Mason Ltd, 11 Castle Street, Hereford, HR1 2NL.****Date Received: 31st March, 2006** Ward: Old Gore

Grid Ref: 61749, 33038

Expiry Date: 26th May, 2006

Local Member: Councillor J.W. Edwards

1. Site Description and Proposal

1.1 The Homelands is a detached cottage which is located on the west side of the Class III road which links Sollers Hope and Woolhope. The cottage is two storey and in painted stone with a slate roof. Attached to its rear is a single storey metal structure. The cottage has not been occupied for some time.

1.2 The proposal is for its renovation and extension. The extension would be to the rear and would more than double the size of the existing property. The additional accommodation would provide hall, kitchen, living room and utility on the ground floor with two bedrooms and bathroom above.

2. Policies**2.1 Planning Policy Statements**

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

2.2 Hereford and Worcester County Structure Plan

Policy H20	-	Residential Development in Open Countryside
Policy CTC1	-	Areas of Outstanding Natural Beauty
Policy CTC2	-	Areas of Great Landscape Value
Policy CTC9	-	Development Criteria

2.3 South Herefordshire District Local Plan

Policy GD1	-	General Development Criteria
Policy SH23	-	Extensions to Dwellings
Policy C5	-	Development within AONB
Policy C8	-	Development Within Area of Great Landscape Value

2.4 Herefordshire Unitary Development Plan – (Revised Deposit Draft)

Policy H7	-	Housing in the Countryside outside Settlements
Policy H18	-	Alterations and Extensions
Policy LA1	-	Areas of outstanding Natural Beauty

3. Planning History

3.1 None

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 The Traffic Manager's advice is awaited.

4.3 The Conservation Manager considers that, on balance, the scheme is acceptable subject to details.

5. Representations

5.1 How Caple Group Parish Council which includes Sollers Hope consider the proposals to be "attractive and imaginative" and do not object to the proposal.

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. Officer's Appraisal

6.1 The determining issues having regard to the relevant policies are whether, as a result of the development the existing dwelling would remain the dominant feature, whether the extensions in terms of its mass, scale, design and materials are in keeping with the existing character and whether there is harm to the landscape character of the area.

6.2 The existing property is a fairly typical late C18/early C19 cottage and is in fair condition with no major defects. It is of good local and historical interest and should be retained. However, typically, it is small being two-up/two-down with a total floor area of some 77 sq.m. There is a metal-faced addition to the rear of some 18 sq.m. but it is not habitable space as such. The cottage has not been occupied for some time but its residential use has not been abandoned. It is however almost entirely lacking in facilities.

6.3 The application proposed a renovation and extension of the cottage. However the proposed total floor area of the new extension is some 222 sq.m. and the resultant dwelling would be some three times the size of that which currently exists. The extension is formed by creating a rear "range" approximately on the site of former outbuildings/barns, and connecting this rear element to the main house. Consequently, whilst the increase in volume is substantial, the increase in footprint over the current extent of buildings on site is quite modest. Furthermore, the design maintains the integrity of the design of the existing cottage and by adding to it at the rear maintains its overall character, especially when viewed from the public vantage point of the highway.

6.4 Consequently, in terms of the three criteria in paragraph 6.1 above:

- The existing dwelling remains the dominant feature.

- The extension is “out of scale” but, in replacing the remains of the barns/outbuildings, gives an improved appearance and, if the barns/outbuildings are taken into account is arguably of comparable scale to the complete range of structures on the site.
- There is no overriding harm to the landscape character of the area.

6.5 The design is, of itself, of a high quality and appropriate to its locality.

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 B01 (Samples of external materials)

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

3 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.

4 C06 (External finish of flues)

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

5 E16 (Removal of permitted development rights)

Reason: To bring any future development under planning control and to ensure the character of the building is retained.

6 G01 (Details of boundary treatments)

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

Informative(s):

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

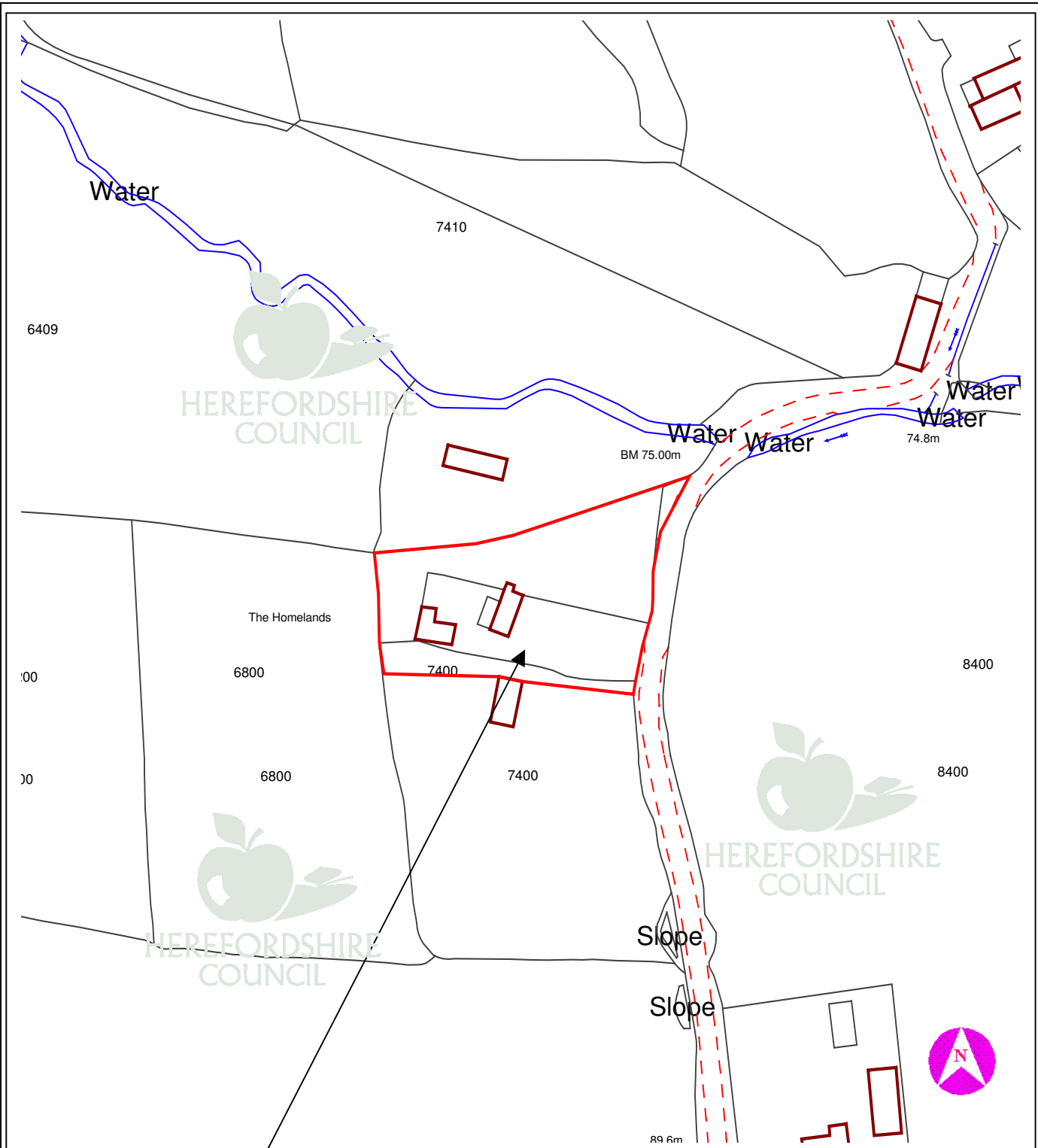
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/1035/F

SCALE : 1 : 1250

SITE ADDRESS : Homelands, Sollers Hope, Herefordshire, HR1 4RL

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