

10A DCNE2006/1058/F - PROPOSED SINGLE STOREY EXTENSION, ALTERATIONS, NEW DOG KENNELS AND ADDITIONAL PARKING AREA AT BARRATTS COTTAGE, CRADLEY, MALVERN, WORCESTERSHIRE, WR13 5NF

10B DCNE2006/1059/L – AS ABOVE.

**For: G Dargle & D Wooderson per Mr D L Rayton,
Holmbury, 60 Willowbank Road, Alderton,
Nr Tewksbury, GL20 8NJ**

Date Received:

5th April 2006

Expiry Date:

31st May 2006

Local Member: Councillor Roy Stockton

Ward: Hope End

Grid Ref:

73580, 47444

1. Site Description and Proposal

- 1.1 The applications seek planning permission and listed building consent for extensions and alterations to the Grade II listed building, Barratts Cottage. The full planning application also encompasses the erection of dog kennels within the curtilage of the dwelling, together with an enlargement of the existing parking area.
- 1.2 The dwelling is a 17th century timber frame cottage with thatched roof and gable ends. It is located within the Cradley Conservation Area and the Malvern Hills Area of Outstanding Natural Beauty. It occupies a location to the north of the plot in close proximity to and elevated above the C1162 highway. The garden space is located to the west and south (rear) of the dwelling in a plot that extends to 0.25 hectare. The roadside boundary is defined, in the main, by a mature hedgerow, although the front of the cottage is devoid of hedgerow and open in appearance.
- 1.3 The cottage has been extended historically through a small single-storey extension to the southeast corner. The proposed extension is centred on this point and seeks a more substantial extension to provide an enlarged kitchen, breakfast and utility room. The proposed extension would be aligned north/south and taper to run parallel to the existing boundary fence. The extension would enlarge the ground floor area of the cottage by just in excess of 40 square metres, an increase in ground floor area of approximately 50 per cent.
- 1.4 The materials proposed are painted render panels with oak framing over a stone plinth, under a tiled roof. All proposed windows and doors are to be in timber. At 4 metres in height, the extension would be 2.5m lower than the ridge over the original cottage. The extension is set to the side of the original and would not interrupt views of the historic timber framing to the rear (south) elevation. Fleeting glimpses would be possible from the southern approach.

- 1.5 The dog kennels are already in situ, located in an unobtrusive position to the northwest corner of the site. They are a monopitch construction in horizontal boarding, painted dark green. They are 2.3m at the highest point, with a footprint of 5.5m x 2m. The kennels are not readily visible from public vantage points and blend well with the mature hedgerow to the rear.
- 1.6 The extension of the parking area involves the addition of further hard standing to the front of the dwelling to create a turning head. The internal alterations involve the introduction of a partition wall and reopening of a doorway.

2. Policies

2.1 Malvern Hills District Local Plan

Housing Policy H16 – Extensions
Landscape Policy 2 – Areas of Outstanding Natural Beauty
Landscape Policy 3 – Development in Areas of Great Landscape Value
Conservation Policy 2 – New Development in Conservation Areas
Conservation Policy 9 – Alterations and Extensions to Listed Buildings
Conservation Policy 11 – The Setting of Listed Buildings

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy H18 – Alterations and Extensions
Policy LA1 – Areas of Outstanding Natural Beauty
Policy HBA1 – Alterations and Extensions to Listed Buildings
Policy HBA4 – Setting of Listed Buildings
Policy HBA6 – New Development Within Conservation Areas

2.3 Other Guidance

Planning Policy Guidance Note 15 – Planning and the Historic Environment

3. Planning History

NE05/2862/F & 2863/L - Two-storey extension & alterations to provide additional living accommodation. New dog kennels and additional parking: Applications Withdrawn

NE04/1278/L - Internal and external repairs and alterations: Approved

4. Consultation Summary

Statutory Consultations

- 4.1 None required

Internal Council Advice

- 4.2 Conservation Manager (Listed Buildings): The proposed extension does not interfere with the main faade or the roofscape and the removal of the out of keeping 20th Century extension would be welcomed. The materials are sympathetic. The internal alterations involve the reopening of a door and inserting of a partition wall, which would be acceptable provided that none of the internal timbers are altered in any way. All external materials to be subject to prior written approval.

4.3 Conservation Manager (Landscapes): The proposed development would not detract from the wider landscape (Conservation Area, AONB, AGLV). There is no objection to the siting of the dog kennels in the garden to the west of the dwelling, as these are well screened by the roadside hedgerow.

4.4 Environmental Health Manager: No objection

5. Representations

5.1 Cradley Parish Council: "No objections as we understand the kennels are a non-commercial venture."

5.2 One letter of representation has been received from the Campaign to Protect Rural England. The letter can be summarised as follows:

- The extension would have an excessively large footprint;
- It would be obtrusive and inappropriate for the setting of a listed building;
- It would substantially alter the character of the existing thatched cottage within the Malvern Hills Area of Outstanding Natural Beauty.

5.3 Two letters have been received from the following: Mrs R Adams, Hawkhurst Cottage, Cradley and R. Pickering, High Green, Cradley. These letters raise concern at the positioning of the dog kennels and the propensity for noise from the dogs barking. The latter suggests conditions limiting the number of dogs and ensuring a non-commercial use.

5.4 The full text of this letter 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 considerations are:

- (a) The impact of the proposed extension in relation to the listed building and the Conservation Area;
- (b) The siting of the dog kennels having regard to issues of amenity in the locality.

Listed building and Conservation Area issues

6.2 The current proposal to extend the cottage follows the withdrawal of earlier applications that sought permission for the erection of a 2-storey extension to the cottage, which were thought too large in relation to the thatched cottage. Extensive pre-application discussion with the Planning and Conservation Officers has informed the current proposal to extend solely at ground floor. The extension is located to the side of the original dwelling and does not interrupt views of the principal façade, which are visible from the southern approach. Existing boundary treatments act to screen the majority of the extension from other public vantage points.

6.3 The Conservation Officer has commented that the extension is now of a scale that does not interfere with the roofscape, whilst the proposed materials are sympathetic to the host building. Subject to the prior written approval of materials, no objection is raised to the extension.

- 6.4 The Landscape Officer comments that the extension would not detract from the character of the wider landscape, which is covered by a Conservation Area and Area of Outstanding Natural Beauty designation. The extension is thus considered acceptable in relation to both the host building and the wider landscape. A condition is recommended to govern the choice of surfacing material for the extended parking area.

Amenity Issues

- 6.5 The siting of the dog kennels has raised concern locally at the potential for use as a commercial venture, with one letter of representation complaining at noise from barking dogs. The Environmental Health Officer has not raised any objection to the siting of the kennels and the applicants have indicated no desire to operate the kennels on a commercial basis. Moreover, the suitability of the kennels for a commercial use is questionable given the limited scale. Separate legislation exists to cover noise should a statutory nuisance be established. Nonetheless, given the context it is considered appropriate to impose a condition restricting the use of the kennels to dogs owned by the applicants.

RECOMMENDATION

DCNE06/1058/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 - H06 (Vehicular access construction)

Reason: In the interests of highway safety.

9 - E11 (Private use of stables only)

Reason: In order to safeguard the residential amenity of the area.

Informatives:**1 - N15 - Reason(s) for the Grant of PP/LBC/CAC****DCNE06/10589/L**

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.

Informatives:

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

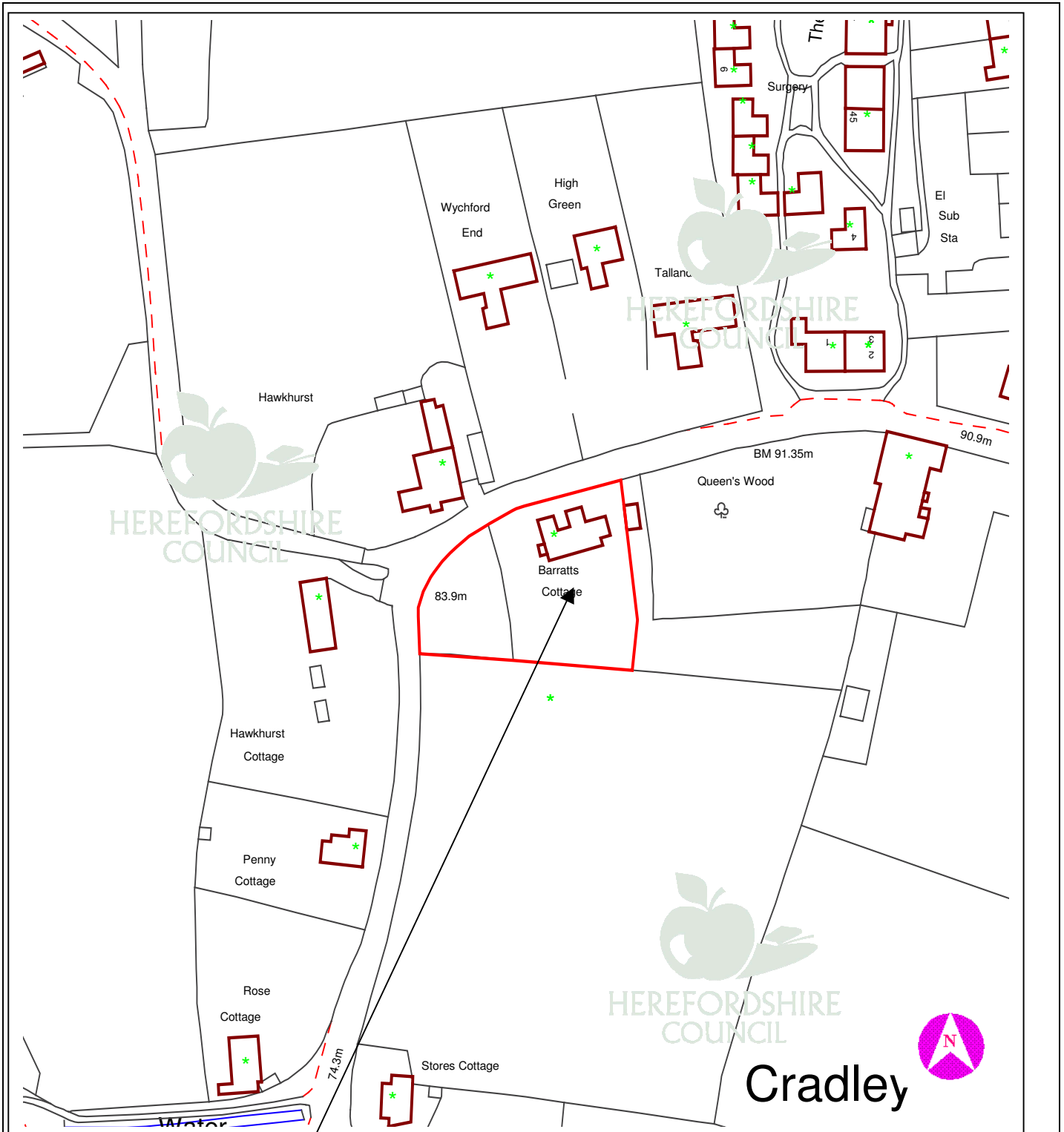
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNE2006/1058/F

SCALE : 1 : 1250

SITE ADDRESS : Barratts Cottage, Cradley, Malvern, Worcestershire, WR13 5NF

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