

**10A DCNE2006/2302/F - ERECTION OF A FIRST FLOOR EXTENSION AND THE INSERTION OF TWO ROOFLIGHTS IN THE NORTH-WESTERN ELEVATION AT BURYSGATE COTTAGE, BEARSWOOD, STORRIDGE, MALVERN, WORCESTERSHIRE, WR13 5EP.**

**10B DCNE2006/2303/L – ERECTION OF A FIRST FLOOR EXTENSION TO SIDE AND NEW ROOFLIGHT TO EAST ELEVATION AND INTERNAL ALTERATIONS AT ABOVE ADDRESS.**

**For: Mr & Mrs G Best per Stainburn Taylor & Michael Reardon Architects, Bideford House, Church Lane, Ledbury, Herefordshire, HR8 1DW**

**Date Received:**

**12th July 2006**

**Expiry Date:**

**6th September 2006**

**Local Member:** Councillor Roy Stockton

**Ward:** Hope End

**Grid Ref:**

**73461, 49165**

## **1. Site Description and Proposal**

- 1.1 This report relates to both an application for full planning permission and an application for listed building consent.
- 1.2 The application site lies on the western side of a narrow country lane within the Malvern Hills Area of Outstanding Natural Beauty. The site lies within the Parish of Cradley.
- 1.3 Currently upon the site is a modest two storey country cottage that has a modern single storey side extension attached to its south-western side/flank elevation. The dwelling is Grade 2 listed being an early eighteenth century timber framed cottage with a "cat-slide" roof to its rear (north-western) elevation.
- 1.4 The proposal is to erect a first floor side extension over the existing ground floor side extension upon the south-western side elevation. This is designed such that the eaves line upon the south-eastern elevation (front) of the proposed extension is marginally lower than that of the original building and the ridge level is 25 cm lower than the ridge line of the original dwelling.
- 1.5 The proposed extension would have the affect of creating a third bedroom to the property. This bedroom would have an en-suite bathroom. The existing first floor shower room would become a smaller WC with handbasin. This room would be devoid

of any natural ventilation. Ventilation would be provided mechanically with an in line tile vent being provided. Such an in-line vent would also be provided to the new en-suite.

- 1.6 Two rooflights are also proposed to be inserted in the north-western rear elevation. These modestly proportioned rooflights would serve both the landing and the new en-suite. These rooflights would provide both natural light and natural ventilation.

## **2. Policies**

### **2.1 Central Government Advice**

Planning Policy Statement 1 – Delivering Sustainable Development  
Planning Policy Statement 7 – Sustainable Development in Rural Areas  
Planning Policy Guidance Note 15 – Planning and the Historic Environment

### **2.2 Hereford and Worcester County Structure Plan 1993**

Policy CTC.1 - Areas of Outstanding Natural Beauty  
Policy CTC.9 – Development Requirements

### **2.3 Malvern Hills District Local Plan 1993**

Conservation Policy 9 – Alterations and extensions to listed buildings  
Landscape Policy 2 – Areas of Outstanding Natural Beauty  
Housing Policy 16 – Extensions

### **2.4 Herefordshire Unitary Development Plan Revised Deposit Draft May 2004**

Policy DR1 – Design  
Policy H18 – Alterations and extensions  
Policy LA1 – Areas of Outstanding Natural Beauty  
Policy HBA1 – Alterations and extensions to listed buildings

## **3. Planning History**

NE2002/1028/F - Demolition of existing kitchen lean-to & erection of new replacement.  
Internal alterations - Permitted 31/05/06

NE2002/1029/L - Demolition of existing lean-to & erection of new replacement. Internal alterations - Permitted 31/5/06

## **4. Consultation Summary**

### **Statutory Consultations**

- 4.1 None

### **Internal Council advice**

- 4.2 The Conservation Section do not object to the proposed development

## **5. Representations**

- 5.1 Cradley Parish Council has no objections to the proposed development.
- 5.2 The occupiers of 'Pogles', Bearswood Common and 'Upper Refields', Bearswood object to the proposed development upon the following summarised grounds: -
- The insertion of two rooflights in the north-western rear elevation would harm the character and appearance of the listed building and its surroundings.
  - The potential provision of ventilation ducting from the first floor WC through the roof of the building would be harmful to the character and appearance of the listed building.
  - The adequacy of the existing foul sewage disposal arrangements to cater with the addition of a further bedroom with en-suite.
- 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 property the subject of this application lies outside of any defined settlement. As such the site lies within the open countryside in planning policy terms. Furthermore the site lies within an Area of Outstanding Natural Beauty. As stated above the building is Grade 2 listed.
- 6.2 Development Plan policies do provide for modest extensions to original dwellings within the countryside. The width of the proposed extension (over the existing ground floor extension) is limited to 3.2 metres. This equates to approximately one-third of the width of the original dwelling. It is considered that the extension is modest in scale.
- 6.3 With regard the design of the extension itself, one would normally expect such an extension to appear subservient to the original building. One can achieve this affect through a variety of architectural techniques including: -
- Setting the extension back from the original front building line (by say 1 metre);
  - The aforementioned "set-back" design would normally create an articulation in the ridge line by creating a ridge line of the extension approximately 0.6 metre lower than the ridge line of the original building;
  - Utilising differing materials upon the external surfaces of the extension, thus creating a visual distinction.
- 6.4 In this particular case the Architect's parameters have been somewhat limited by the fact that there is an existing ground floor extension and the applicant naturally wishes to construct a first floor extension upon the existing structure rather than remove the existing ground floor extension and erect a fresh two storey extension.
- 6.5 The design, that was the subject of pre-application discussions with the Conservation Section, breaks the physical mass and creates a visual distinction between the original building and the proposed extension by: -
- Utilising feather edged boarding upon the first floor elevation of the extension.
  - Setting the ridge line of the extension below that of the original dwelling by 25cm

- 6.6 It is considered that this design approach ensures that the proposed extension would appear subservient and creates a visual distinction between the original and the new without compromising the integrity of the building.
- 6.7 With regard the ventilation to the first floor WC within the original building, it is proposed to provide this via an in-line tile vent. The detail of this is such that it would barely be noticeable.
- 6.8 The proposed two rooflights are to be inserted in the rear elevation. Whilst they would be visible from public vantage points, their scale are modest. Furthermore it is considered that a condition be attached controlling the precise design / type of these rooflights.
- 6.9 The foul sewage disposal arrangements would be dealt with under the requisite building regulations application.
- 6.10 It is therefore recommended that both full conditional planning permission and listed building consent be granted: -

## **RECOMMENDATION**

### **DCNE2006/2302/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 - Prior to commencement of the development hereby permitted, samples of the materials to be used in the construction of the external surfaces of the building hereby permitted shall be submitted to the Local Planning Authority for their written approval. The development hereby permitted shall not commence until the Local Planning Authority has given such written approval. The development shall be carried out in strict accordance with the approved materials and thereafter maintained as such.**

**Reason: To safeguard the character and appearance of the Grade 2 Listed Building and the surrounding countryside that hereabouts is designated as an Area of Outstanding Natural Beauty.**

- 3 - Prior to the commencement of the development hereby permitted large scale drawings of all fenestration (including of the rooflights) shall be submitted to the Local Planning Authority for their written approval. The development hereby permitted shall be carried out in strict accordance with the approved plans and thereafter maintained as such.**

**Reason: To safeguard the character and appearance of the Grade 2 Listed Building and the surrounding countryside that hereabouts is designated as an Area of Outstanding Natural Beauty.**

**Informatives:**

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC
- 2 - For the avoidance of any doubt the plans to which this decision relates are:
  - Application Site Plan (Scale 1:1250) - Drawing Number 2371/001 received 12 July 2006;
  - Existing Floor Plan (Scale 1:50) - Drawing Number 2371/01 received 12 July 2006;
  - Existing Elevations (Scale 1:100) - Drawing Number 2371/02 received 12 July 2006;
  - Proposed Floor Plans (Scale 1:50) - Drawing Number 2371/10 received 12 July 2006;
  - Proposed Elevations (Scale 1:100) - Drawing Number 2371/11 received 18 August 2006; and
  - In-line roof vent detail received 18 August 2006.

**DCNE2006/2303/L**

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

- 1 - CO1 – 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 - Prior to commencement of the development hereby permitted, samples of the materials to be used in the construction of the external surfaces of the building hereby permitted shall be submitted to the Local Planning Authority for their written approval. The development hereby permitted shall not commence until the Local Planning Authority has given such written approval. The development shall be carried out in strict accordance with the approved materials and thereafter maintained as such.

Reason: To safeguard the character and appearance of the Grade 2 Listed Building and the surrounding countryside that hereabouts is designated as an Area of Outstanding Natural Beauty.

- 3 - Prior to the commencement of the development hereby permitted large scale drawings of all fenestration (including of the rooflights) shall be submitted to the Local Planning Authority for their written approval. The development hereby permitted shall be carried out in strict accordance with the approved plans and thereafter maintained as such.

Reason: To safeguard the character and appearance of the Grade 2 Listed Building and the surrounding countryside that hereabouts is designated as an Area of Outstanding Natural Beauty.

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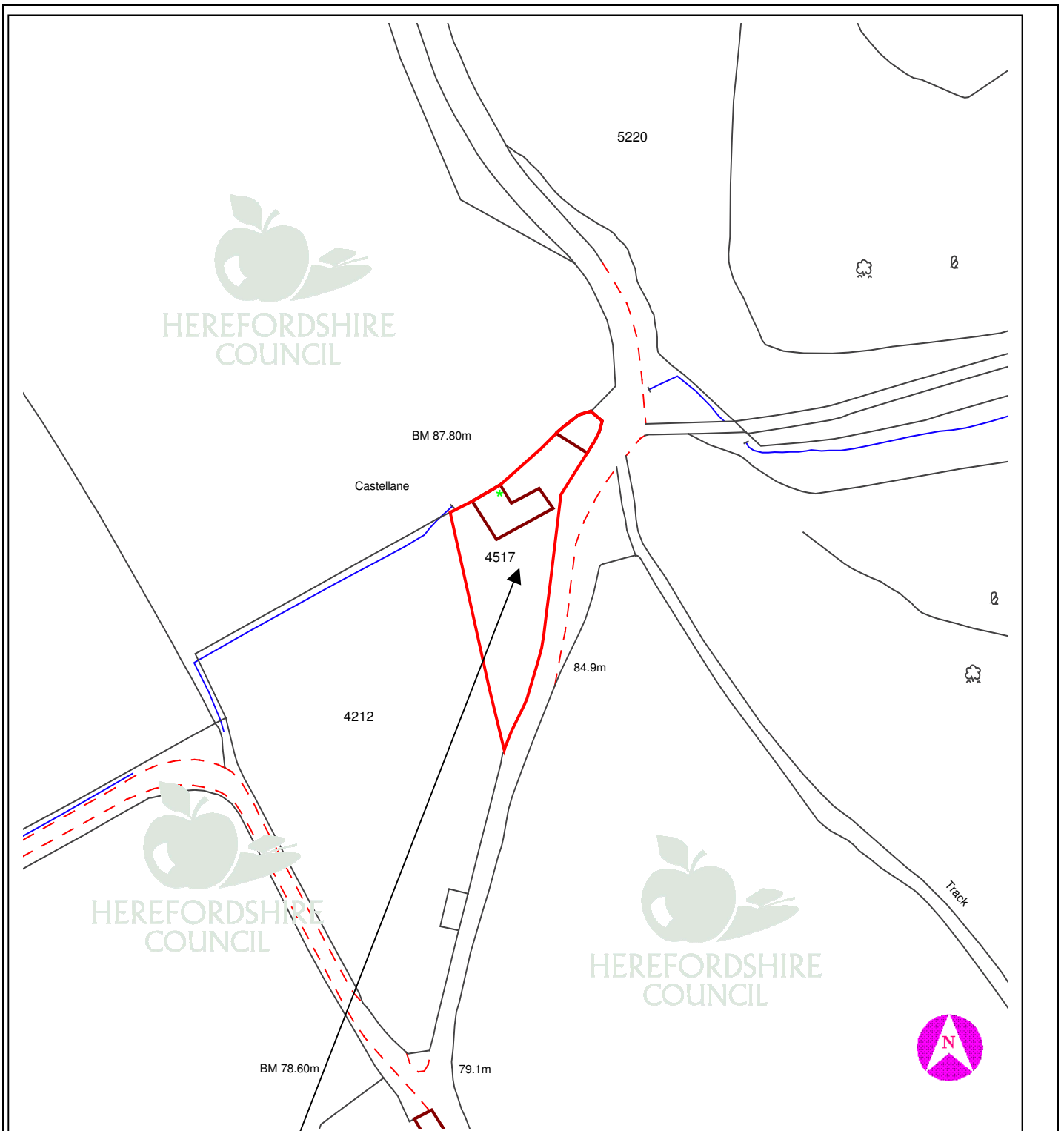
Decision: .....

Notes: .....

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### **Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNE2006/2302/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Burysgate Cottage, Bearswood, Storridge, Malvern, Worcestershire, WR13 5EP

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