

10 DCNW2006/2867/F - PROPOSED TWO STOREY SIDE EXTENSION AT PEAR TREE COTTAGE, STAUNTON-ON-ARROW, LEOMINSTER, HEREFORDSHIRE, HR6 9LE**For: Mr & Mrs S Oateley per Mr R Pritchard, The Mill Kenchester, Hereford, HR4 7QJ****Date Received:****Ward: Pembridge & Lyonshall with Tittley****Grid Ref:****5th September 2006****36793, 61177****Expiry Date:****31st October 2006**

Local Member: Councillor R Phillips

1. Site Description and Proposal

- 1.1 The application site consists of a modest sized detached two-storey dwelling of timber frame construction under a tiled roof. A focal point of the dwelling is a stone constructed chimney that is located on the southern gable side of the main dwelling, behind which is located a single-storey section presently used as a kitchen to the dwelling.
- 1.2 The site is accessed via a single track roadway from the adjoining public highway which also serves approximately 4 other dwellings within the vicinity of the application site. Otherwise the application site is surrounded by open countryside.
- 1.3 The application proposes an extension to the rear of the existing kitchen to create a 'snug' and an extension above the existing kitchen and over the proposed 'snug' to create a first floor en-suite bedroom using external construction materials that are sympathetic to the existing dwelling's external appearance.

2. Policies**2.1 Leominster District Local Plan**

A1 – Managing the District's Assets and Resources
A2(D) – Settlement Hierarchy
A6 – Sites of Local Importance for Nature Conservation
A9 – Safeguarding the Rural Landscape
A23 – Creating Identity and an Attractive Built Environment
A24 – Scale and Character of Development
A5 – Protection of Residential Amenity
A56 – Alterations, Extensions and Improvements to Dwellings

2.2 Herefordshire Unitary Development Plan – Revised Deposit Draft

S1 – Sustainable Development

S2 – Development Requirements
DR1 – Design
DR2 – Land Use and Activity
DR3 – Movement
H13 – Sustainable Residential Design
H18 – Alterations and Extensions
LA2 – Landscape Character and Areas least Resilient to Change

3. Planning History

3.1 NW06/1620/F - Proposed two-storey side extension - Refused 4th July 2006

4. Consultation Summary

Internal Council Advice

4.1 Transportation Manager raises no objections.

5. Representations

5.1 Staunton on Arrow Parish Council state:

'Other than some concerns about traffic which seems unfounded, no objection or comments. The Parish Council is content to recommend these revised plans.'

5.2 Letters of objection have been received from:

- Mr R F Crooks, Brick Cottage, Staunton-on-Arrow
- Mr Keith Brandwood, c/o Dingle Top, Staunton-on-Arrow

The objections can be summarised as follows:

1. Concerns about access from the site along a single width track that is a bridleway onto the adjoining public highway in that the junction is considered dangerous and the surface condition of the access road serving the application site.
2. Concerns about the impact of the proposed extension on the character of the existing property, and in particular the roof ridge-line.
3. Concerns about the quality of the plans submitted for planning determination in that they are not clear as to what the extension will finally look like.
4. Concerns about the site notice being placed in an inconspicuous place and then disappearing.

5.3 A letter of support has also been received from Mr David Busby, Ferndale, Staunton-on-Arrow. The letter states that his property adjoins Pear Tree Cottage, and that it is the only neighbouring property that has any view of Pear Tree Cottage, he fully supports the application considering the proposed changes to the house will be a visual improvement and that objections with regards to traffic up and down the access road to the application site is absolutely normal and that any objections on that basis are unreasonable and unrealistic.

5.4 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 key issues of concern with regards to this application are:

- Public highway access
- Impact of proposed extension onto the existing property's character.
- Concerns about the site notice informing members of the public with regards to the proposed development.

Public Highway Access

6.2 Objections to the proposed development have been received from members of the public on highway issues. It is considered that the nature of the proposed development is of such that it will not lead to a significant detrimental impact on vehicular movements in relationship to public highway issues, a view shared by the Transportation Manager who raises no objections to the proposed development.

Impact of proposed extension onto the existing property's character

6.3 The proposal is for a modest rear extension onto the rear eastern elevation of the dwelling's existing kitchen to create a small room to be used as a snug. The application also proposes a first floor extension above the existing kitchen and over the proposed ground floor snug to create an additional bedroom with en-suite facilities. Due to the nature of the existing character of the property with the bedrooms using the existing roof space with 'dormer windows', height is restricted and therefore the ridge line of the proposed first floor extension will be almost identical to the existing, however it will appear subservient as the extension, is set behind the existing chimney stack on the southern gable of the existing dwelling. Amended plans were received on the 13th September 2006 indicating that this chimneystack will be retained as the dominant feature with the proposed first floor bedroom extension wrapped around it. The proposal will have no detrimental impact on the amenity or privacy of surrounding dwellings.

Concerns about the site notice informing members of the public with regards to the proposed development

6.4 A site notice was placed by the Case Officer on a telegraph pole on the entrance of the access road, to the application site, from the adjoining public highway. It was considered that this was the most appropriate place in order for members of the public to be made aware of the proposed development. The property subject to the application being the last property at the end of a dirt track. Letters were also sent to adjacent property occupiers informing them of the proposal, as is the standard practice of the planning authority.

A letter of complaint was subsequently received from Mr R F Cooks, Brick Cottage, stating that the notice had been removed. As the result of a conversation between the applicant and the Case Officer, a new notice was issued and placed on site of the former notice, by the applicant, who was unaware of any knowledge on its disappearance. No subsequent complaints have been received.

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 - **B03 (Matching external materials (general))**

Reason: To ensure the satisfactory appearance of the development.

- 3 - **E29 (Occupation ancillary to existing dwelling only (granny annexes))**

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

- 4 - **For the avoidance of doubt this approval relates to drawing revision 3 - amended plan dated 13th September 2006.**

INFORMATIVES:

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

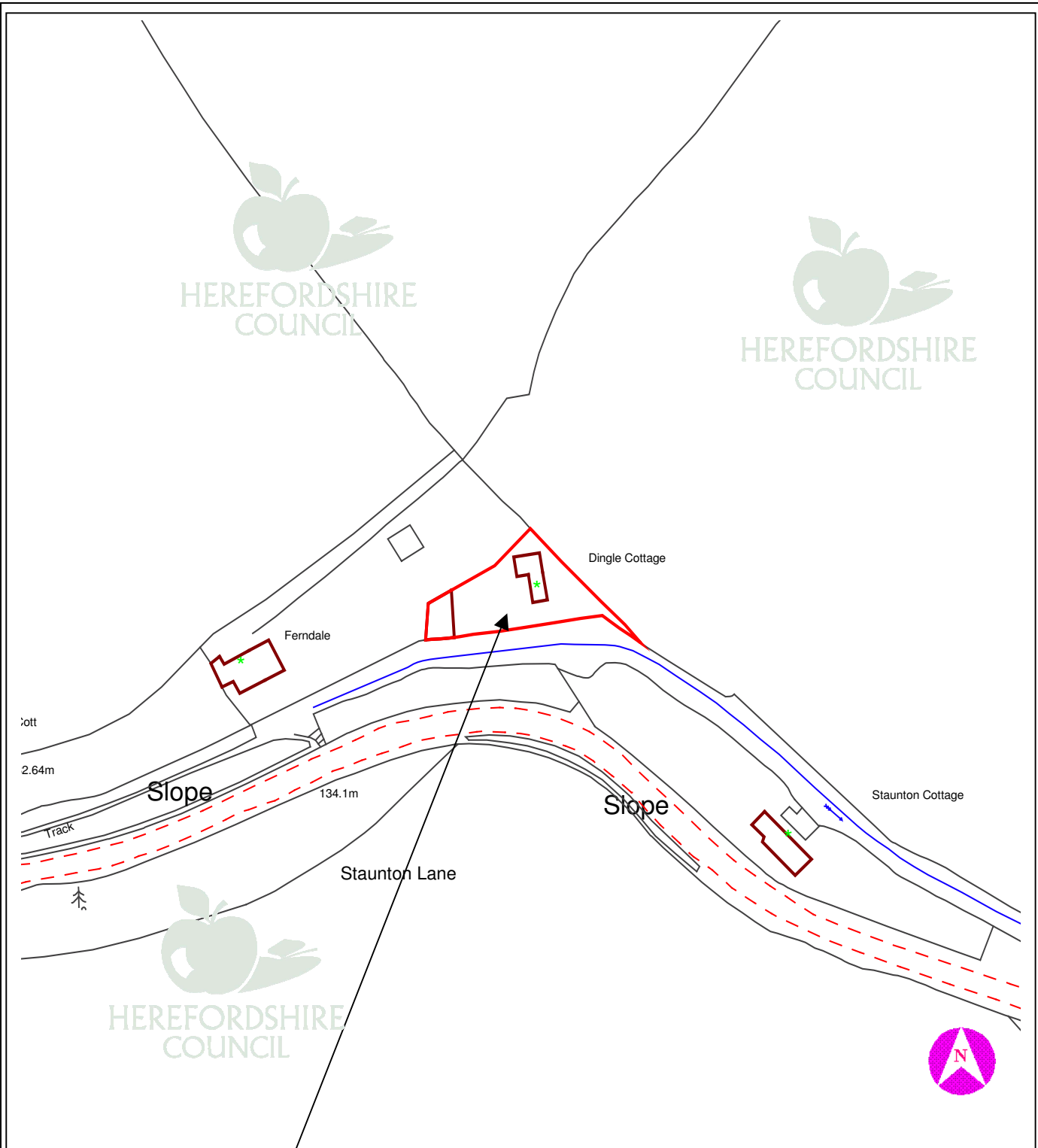
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW2006/2867/F

SCALE : 1 : 1250

SITE ADDRESS : Pear Tree Cottage, Staunton-On-Arrow, Leominster Herefordshire HR6 9LE

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