

DELEGATED DECISION REPORT

APPLICATION NUMBER S122428/FH

Rock Cottage, Carey, Herefordshire, HR2 6NG

CASE OFFICER: Mr C Brace
DATE OF SITE VISIT: 15th October 2012

Relevant Development DR1 – Design
Plan Policies: DR7 – Flood risk
 H18 – Alterations and extensions
 LA1 – Areas of Outstanding Natural Beauty
 HBA8 – Locally important buildings

Relevant Site History: S122087/CE – Pre application advice

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	√		√		
Transportation	√		√	√	
Historic Buildings Officer	√			√	√
Neighbour letter/ Site Notice	√		√	√	
Local Member	√	√			

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The site is located in open countryside within the Wye Valley Area of Outstanding Natural Beauty and comprising a detached stone cottage and its associated curtilage. The cottage is unlisted however is considered locally important being located in a prominent road frontage position within the small built form of Carey, a 'classic' rural Herefordshire hamlet, and making a valuable contribution to both the streetscene and landscape hereabouts and the setting of this settlement. The cottage is of stone and slate construction and has a simple form, however has been extended on its side over a single storey. The cottage is also located within flood zone 2 and 3 as defined by the Environment Agency.

The proposal is the removal of the single storey extension and the construction of a new two storey extension

Representations:

Little Dewchurch Parish Council has no objection

A letter of support has been received from a local resident noting how a derelict cottage will be turned into a family home

The Council's Area Engineer has concerns regarding the intensification and resultant additional parking requirements. If approval is granted a parking layout plan should be submitted showing three number car parking spaces and turning area. A condition requiring this is attached to the recommendation set out in this report.

The Council's Senior Conservation Officer objects to the proposal considering the extension is too large and displaces the existing functions of the original dwelling. Concern is expressed regarding the demolition of a chimney stack and the overall impact on the character of the dwelling.

No other representations were received

Local Member was advised by email of comments received and how the applicants had followed pre application advice given.

Pre-application discussion:

With SPO including site meeting. A slight revision was made and is included in this application regarding the 'link' between original and new, however the principle and design approach was considered appropriate. The limitations of the original dwelling vis-à-vis its practicalities and viability were recognised and such an extension an appropriate and viable method of ensuring its long term future

Constraints:

Impact on the character and appearance of the open countryside
Impact on the character and appearance of the AONB
Impact on the character and appearance of a locally important building
Flood Zone 2 and 3

Appraisal:

The cottage is currently in an empty state and has been for a reasonable period of time. This situation has contributed to its current condition. It is clear major refurbishment is required to bring the cottage upto modern living standards however without appropriate extension be unviable given room sizes, floor ceiling heights and overall accommodation provision.

The extension results in the dwelling having an L shape plan in form. The two storey extension replaces the existing single storey side extension and replicates the simple

rectangular form of the original dwelling. A link section between original and new provides both new staircase and hallway, but also helps maintain the integrity of the original section providing a clear defined and well articulated junction between old and new. The extension is subservient in height and form, with a noticeable difference in ridge heights and area covered. The use of cedar cladding and untreated oak joinery both balances with the stone of the original dwelling but also helps the extension defer to it. The original dwelling remains the dominant feature as viewed from public vantage points. The removal of the chimney is not considered in itself a reason to justify refusal and it is reasonably required in order to evolve the building which safeguards its long term use and viability. The chimney could be removed without planning permission in any event. The extension does not have any undue impact upon adjoining land uses. In order to address the risk of flooding on site a number of measures are proposed as detailed in the Design and Access Statement. The resultant extension is commended for its care and attention to design principles.

As such local plan policies DR1, DR7, H18, LA1 and HBA8 are satisfied along with appropriate aims and objectives of the National Planning Policy Framework

RECOMMENDATION: **PERMIT** **REFUSE**

CONDITIONS & REASONS:

1. C01

2. C07 – plans

Titled 'Location Plan', Drawing No: E.01, Scale 1:1250, Received 30th August 2012

Titled 'Proposed – Site Plan', Drawing No: P.03, Scale 1:200, Received 30th August 2012

Titled 'Proposed – Elevations', Drawing No: P.30, Rev: B, Scale 1:100, received 30th August 2012

Titled 'Proposed Ground Floor Plan', Drawing No: P.10, Scale 1:50, Received 30th August 2012

Titled 'Proposed First Floor Plan', Drawing No: P.20, Scale 1:50, Received 30th August 2012

Design and Access statement, Received 30th August 2012

3. CAD

4. CAK

5. C64

6. C65

Reasons for Approval

The extension is of a subservient size and scale utilising a contemporary design with sympathetic use of appropriate materials and detailing which ensures the original dwelling remains the dominant feature whilst also resulting in the extension being of merit in its own right. The extension has no undue impact on the character and appearance of this open countryside location within an Area of Outstanding Natural Beauty or adjoining land uses. Furthermore the extension ensures the long term viability of this heritage asset in an appropriate manner. Local plan policies DR1, DR7, H18, LA1 and HBA8 along with the appropriate aims and objectives of the National Planning Policy Framework are satisfied

Signed: CP Dated: 7/12/12

TEAM LEADER'S COMMENTS: Whilst noting the HISO's objection I consider that this is an acceptable scheme that addresses the issues raised at the pre-app stage. The design approach lifts it above the norm and enables a larger scale to remain sufficiently deferential to the solidity of the cottage	
DECISION:	PERMIT <input checked="" type="checkbox"/> REFUSE <input type="checkbox"/>
Signed: <u>[Signature]</u>	Dated: <u>7/11/12</u>

REASON FOR DELAY (if over 8 weeks)

Negotiations	<input type="checkbox"/>
Consultees	<input type="checkbox"/>
Other	<input type="checkbox"/>

(please specify)