

**Economy, Communities and Corporate Directorate**

Director: Geoff Hughes

Ms K Wollen  
Hazel Cottage  
Aylton  
Ledbury  
HR8 2QH



Our Ref: 172013/CE  
Please ask for: Mrs G Webster  
Direct Line / Extension: 01432 260139  
E-mail: gwebster@herefordshire.gov.uk

12<sup>th</sup> June 2017

Dear Ms Wollen,

**SITE:** Hazel Cottage, Aylton, Ledbury, Herefordshire, HR8 2QH  
**DESCRIPTION:** Pre-application advice - Proposed alterations and extension to existing cottage. Proposed new garage/store building to replace existing carport and store.  
**APPLICATION NO:** 172013/CE  
**APPLICATION TYPE:** Pre App Advice

I refer to your pre-application advice request received on 19 May 2017.

My advice in respect of your request is as follows:-

With respect to the replacement of the carport / garage in the location indicated on the site plan that will be acceptable in terms of planning policy.

With regards to the proposed first floor extension to the side and the additional two storey extension that protrudes beyond the rear elevation of the house. I note that there is an additional single storey extension already to the rear of the property which presumably has been completed under permitted development rights.

The existing side extension is quite a substantial width for the original dwelling therefore adding a first floor above this it is felt that this would be the extent to which this cottage can be extended, alongside the additional single storey rear extension. Any further two storey extension that goes beyond the rear of the dwelling (past the wall of the existing sitting room) would be seen as overdevelopment on the site and the original dwelling would lose its character. Therefore the extension to that extent would be contrary to Herefordshire Core Strategy planning policies.

Therefore in conclusion, I would encourage an application for the proposed garage / store replacing the car port and for a first floor extension over the existing single storey extension only and not going past the rear elevation of the property.

This advice is given in the context of your request and the information provided in support and has regard to the Council's planning policy. Should you wish to submit a planning application I would recommend that this advice is taken into account. However this advice is offered without prejudice to any future decision the Council may make following the formal consideration of a planning application.

Yours sincerely,

Gemma Webster

**MRS G WEBSTER  
SENIOR PLANNING OFFICER**

**Please note**

***Environmental Information Regulations***

*Please note that pre-application advice is subject to the Environmental Information Regulations, which means that members of the public can make requests to see the recorded information we hold on pre-application matters.*

*Although there are various exceptions within the legislation that might prevent release of information, all these have to be seen against the 'public interest' test. This means that the Council may refuse to disclose information only if in all the circumstances of the case the public interest in maintaining the exception outweighs the public interest in releasing the information.*

*If there are any reasons why you consider that the information should not be made public in accordance with the exceptions set out in the Regulations, for example, where there are issues of commercial sensitivity, please outline them below. We will usually consult you further if a request is made involving information giving to you as pre-application advice, as the situation may have changed by the time a request is received. Herefordshire Council reserves the right to release the information where appropriate in accordance with the requirements of the legislation.*

