

11 DCCW2003/2728/F - TWO STOREY EXTENSION TO DWELLING AT WOOD VIEW COTTAGE, WELLINGTON, HEREFORDSHIRE**For: Mr. K. Tobin per Mr. N. La Barre, 38 South Street, Leominster, Herefordshire, HR6 8JG****Date Received: 9th September 2003 Ward: Wormsley Ridge Grid Ref: 49026, 48080****Expiry Date: 4th November 2003**

Local Member: Councillor J.C. Mayson

1. Site Description and Proposal

1.1 The application site is located on the south side of the main road running through the village with the dwelling located in a setback position when compared to adjoining properties. As identified by the South Herefordshire District Local Plan, the site lies within the settlement boundary and designated Conservation Area of Wellington.

1.2 This application seeks full planning permission for the erection of a two storey rear extension to provide a new kitchen/dining area and utility on the ground floor with a bedroom and two small bathrooms to the first floor. The application shows a revised design to a recent refusal for a two storey extension under reference CW2003/1649/F.

2. Policies

2.1 South Herefordshire District Local Plan:

Policy GD1	-	General Development Criteria
Policy SH223	-	Alterations and Extensions
Policy C22	-	Maintain Character of Conservation Areas
Policy C23	-	New Development affecting Conservation Areas

2.2 Herefordshire Unitary Development Plan (Deposit Draft):

Policy DR1	-	Design
Policy H18	-	Alterations and Extensions
Policy HBA6	-	New Development within Conservation Areas

3. Planning History

3.1 CW2003/1649/F Erection of a two storey rear extension. Refused 25th July 2003.

4. Consultation SummaryInternal Council Advice

4.1 Head of Engineering and Transportation has no objection subject to conditions.

4.2 Chief Conservation Officer has no objections.

5. Representations

- 5.1 Wellington Parish Council: no objection to this application.
- 5.2 One letter of objection has been received from G.J. Morris, Oak Cottage, Wellington who comments
- Given the setback position of the cottage, the proposed extension would definitely invade privacy and light to my property. Whilst I appreciate the owner wishes to develop the property, I feel a two storey extension of this size is totally inappropriate. A revamp of the existing single storey kitchen and bathroom area would be more satisfactory and in keeping with its character.
 - An objection is also raised to the area of car parking which is shown to the rear of the extension which would invade privacy when there is ample parking facilities to the front of the property.

The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The main issue for consideration in this application are the siting and design of the proposed extension having regard to both the character and appearance of the Conservation Area and the impact it would have on adjoining residential properties.
- 6.2 As will be noted from the planning history, a recent two storey extension was refused permission under the adopted Scheme of Delegation due to the size, scale and resulting overlooking of adjoining properties. It was also considered that the proposal would not preserve or enhance the Wellington Conservation Area. This revised design significantly reduces the size and scale of the proposal with the two storey element being reduced from 9 metres to 6 metres in length. A small single storey addition would be attached to the gable end to provide a slightly larger ground floor. Officers consider that the size and scale of this extension as now proposed represents a significant improvement on the previous refusal and is acceptable in terms of its impact on the Conservation Area and on the property itself.
- 6.3 The previous refusal reason also raised the issue of overlooking which has been addressed in this submission. Previously proposed dormer windows have been removed with one high level roof light on either side of the two storey block. With a condition restricting future windows to the first floor west and east elevations it is now considered that the extension would not have a detrimental impact on either of the adjoining properties and would not result in any direct overlooking. The submitted letter of objection also raised concerns with regard to the parking area as shown to the rear of the property. This issue has also been considered but given that these works would normally constitute permitted development, it is considered that a planning objection could not be sustained on this matter.
- 6.4 In view of the above, it is now considered this scheme represents an acceptable form of development and permission is recommended subject to the following conditions.

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. **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. **E17 (No windows in side elevation of extension) (east or west elevations).**

Reason: In order to protect the residential amenity of adjacent properties.

Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.