

**5 DCSE2006/2826/F - PROPOSED ALTERATIONS AND EXTENSION (EXTENSION PART SINGLE AND TWO STOREY) WITH NEW VEHICULAR ACCESS VIA EXISTING ENTRANCE TO NO. 1 CROCKERS ASH AT 2 CROCKERS ASH COTTAGES, WHITCHURCH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6DW.**

**For: Mr. R. Waller per Mr. M. Keyse, Sawpits, Great Doward, Symonds Yat, Ross on Wye, HR9 6BP.**

**Date Received: 29th August, 2006    Ward: Kerne Bridge    Grid Ref: 53838, 16735**

**Expiry Date: 24th October, 2006**

Local Member:    Councillor J.G. Jarvis

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

- 1.1 2 Crockers Ash is a mid terraced dwelling forming part of a row of three properties. The dwelling is located in the open countryside, the Area of Outstanding Natural Beauty and an Area of Great Landscape Value. The dwelling is adjacent to the C1251 and currently has no off road vehicle parking. The site is unusual in that the gardens are staggered so that the garden for number 2 is actually located to the rear of number 1.
- 1.2 The application proposes the erection of a two-storey and single storey extension that will extend over the rear elevation of 1 and 2 Crockers Ash, which are within the same ownership. The extension will provide a kitchen at ground floor and bedroom at first floor. There will be internal alterations to provide an improved accommodation layout. It is also proposed to extend the existing driveway to number 1 Crockers Ash to provide off road parking in the rear garden of 2 Crockers Ash.

## **2. Policies**

### **2.1 Planning Policy Statements**

- PPS.1 - Delivering Sustainable Development  
PPS.7 - Sustainable Development in Rural Areas

### **2.2 Herefordshire Unitary Development Plan (Revised deposit Draft)**

- Policy S.1 - Sustainable Development  
Policy DR.1 - Design  
Policy H7 - Housing in the Countryside outside Settlements  
Policy H18 - Extensions to Dwellings  
Policy LA1 - Areas of Outstanding Natural Beauty

### **2.3 Hereford and Worcester County Structure Plan**

- Policy H.16A - Housing Development in Rural Areas Development Criteria  
Policy H.20 - Housing in Open Countryside

- Policy CTC.1 - Development in Areas of Outstanding Natural Beauty
- Policy CTC.2 - Development within Areas of Great Landscape Value
- Policy CTC.9 - Development Criteria

#### 2.4 South Herefordshire District Local Plan

- Policy GD.1 - General Development Criteria
- Policy C.1 - Development within Open Countryside
- Policy C.5 - Development within Areas of Outstanding Natural Beauty
- Policy C.8 - Development within Areas of Great Landscape Value
- Policy SH.23 - Extensions to existing dwellings

### 3. Planning History

- 3.1 DCSE2006/2081/F Proposed alterations and extension (part - Refused  
single and two storey) with new vehicular 08/08/06  
access

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

#### Internal Council Advice

- 4.2 The Traffic Manager has no objection to the grant of permission.

### 5. Representations

- 5.1 Whitchurch Parish Council provide the following comments:

In the absence of original plans from which to ascertain any changes, original concerns are reiterated:-

1. Lack of light for neighbouring property - 3 Crockers Ash
2. Lack of access for maintenance

- 5.2 One letter of objection has been received by Mrs Howard, 3 Crockers Ash, Whitchurch that states:

With regard to the amount of light available to my son's bedroom, I appreciate that the pitch of the roof has been altered, however I still need reassurance that the level of available light will be satisfactory, especially during the winter months when my son's window receives no direct sunlight at all.

My other concern is that of maintenance of both properties, i.e roofs and gutters. With only a 1-metre gap between the two properties, the erection of scaffolding etc. would be extremely difficult, if not dangerous, to say the least.

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

## 6. Officer's Appraisal

- 6.1 Proposals for the alteration or extension of residential properties can have a significant effect on the character of the original building, the surrounding area and the amenities of adjoining residents. It is important that the scale, siting and design of such development respects these aspects, so as to ensure adequate levels of privacy and environmental quality. In rural areas, traditional smaller dwellings such as farmworkers cottages make an important contribution to the supply of affordable housing in the countryside, and extension proposals should be modest in scale to ensure that this continues.
- 6.2 The main considerations in this application are:
- (1) whether the proposal is in keeping with the character of the existing dwelling and its surroundings in terms of scale, mass, siting, detailed design and materials
  - (2) whether there is an adverse impact on the amenity of neighbouring properties
- 6.3 The application proposes a modest two-storey and single storey lean-to, to the rear elevation. The extension is considered acceptable in terms of scale and design and does not dominate the original dwelling and is therefore in keeping with the character of the existing dwelling.
- 6.4 There is however an issue with the siting of the extension as it will be in close proximity to a first floor bedroom window of 3 Crockers Ash and could have an adverse impact on the amenity of the occupiers of the property.
- 6.5 This application has been submitted following a previous refusal for an extension that restricted light to the first floor bedroom window in the neighbouring property. The proposed roof is now asymmetrical so that the neighbouring bedroom window looks out onto the roof slope of the extension instead of a blank wall as previously proposed. The extension will cause some loss of light to the bedroom but a judgement must be made as to whether there is sufficient adverse impact to warrant refusing the application.
- 6.6 The window is on the northeast elevation of 3 Crockers Ash and was inserted following an extension to the dwelling. The window directly overlooks the garden of 2 Crockers Ash. It is sited on the northeast elevation and therefore does not receive any direct sunlight. In addition, the bedroom is not a principle habitable room in the house. The whole of the extension will be below a line drawn from the back of the window and rising at a pitch of 30°. The strength of daylight is in proportion to this angle of elevation : in essence the brightest part of the sky is directly overhead. The bedroom will still receive unobstructed daylight above this angle of 30°. However, published architectural standards (including those from the Building Research Establishment) generally recommend 25° as the limit of acceptability. In this case, therefore, a balance needs to be struck between allowing an otherwise acceptable rear extension versus a significant loss of daylight to a window that currently directly overlooks the applicant's rear garden. On balance it is concluded that an acceptable compromise has been achieved.
- 6.7 The Parish Council and objector raise concern regarding the difficulty of maintenance of the properties once the extension is built. This is not a material planning consideration but a civil matter that would need to be resolved between the parties.

- 6.8 The provision of off road parking by extending the driveway and creating two car parking spaces is considered acceptable.
- 6.9 The property is on a hillside within the Area of Outstanding Natural Beauty and Area of Great Landscape Value. It is however surrounded to the north, east, south and west by other properties with mature planting within the area. The proposed extension is not considered to have an adverse impact on these designated areas.

**RECOMMENDATION**

**That planning permission be granted subject to the following condition:**

- 1 A01 (Time limit for commencement (full permission))**

**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**

**Informatives:**

- 1 N19 - Avoidance of doubt**
- 2 N15 - Reason(s) for the Grant of Planning Permission.**

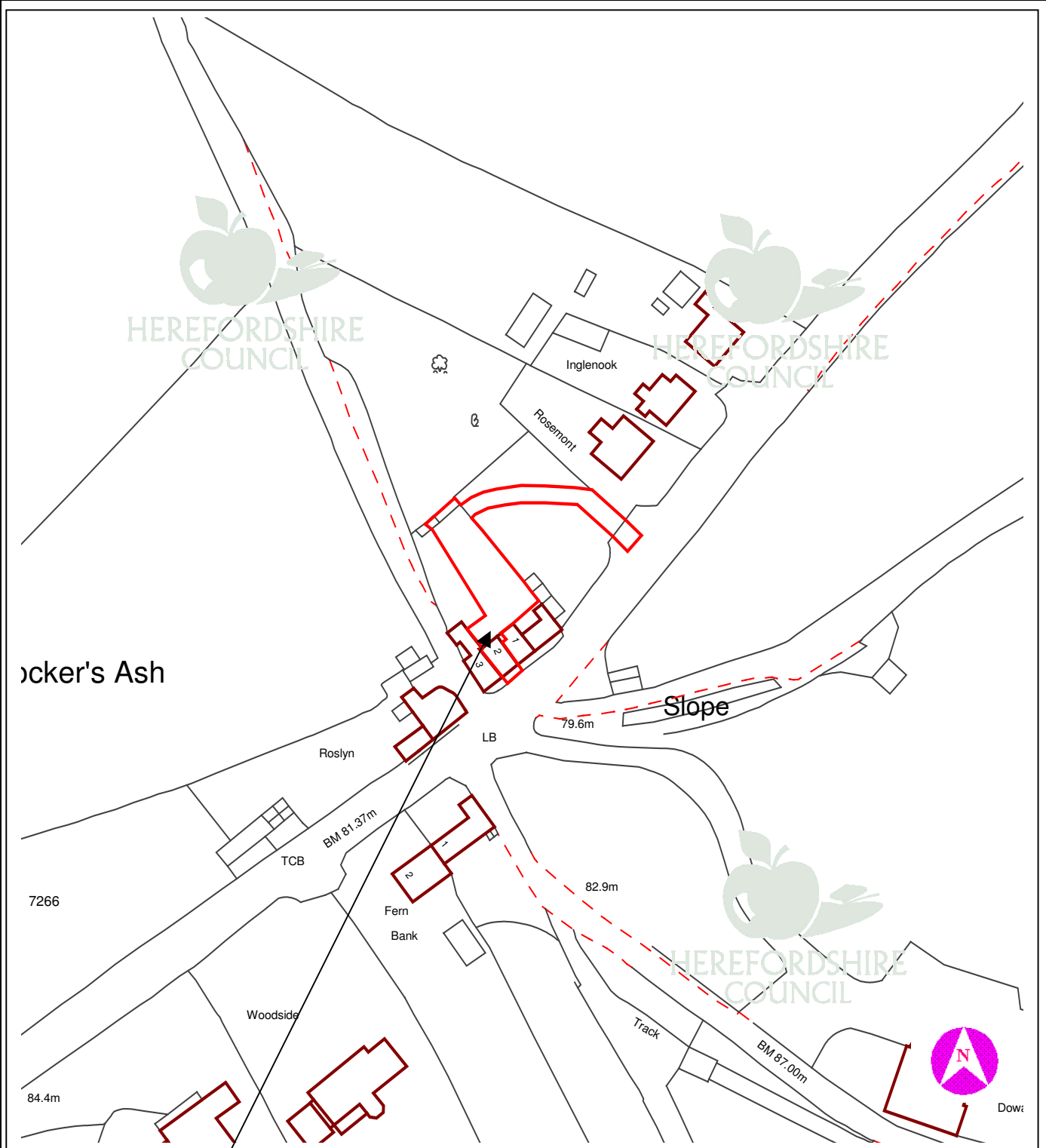
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSE2006/2826/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** 2 Crockers Ash Cottages, Whitchurch, Ross-on-Wye, Herefordshire, HR9 6DW

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