

7 DCSE2006/3181/F - PROPOSED TWO STOREY EXTENSION AT PRIMROSE COTTAGE, UPTON BISHOP, NR. ROSS-ON-WYE, HEREFORDSHIRE, HR9 7QP.

For: Mr. & Mrs. G. Monk per Mr. T. Margrett, Green Cottage, Hope Mansel, Ross-on-Wye, Herefordshire HR9 5TJ.

Date Received: 2nd October, 2006 Ward: Old Gore Grid Ref: 63732, 27406

Expiry Date: 27th November, 2006

Local Member: Councillor J.W. Edwards

1. Site Description and Proposal

- 1.1 Primrose Cottage is a stone cottage under a slate roof with a single storey lean-to addition on the rear, located on the south side of the B4224. Ash Grove, a bungalow that is at a higher level, is to the south, and Heatherfield is further along the B4224 towards Upton Bishop. A 2-metre high vertical boarded fence stained a green colour runs along the frontage with the B4224 and along the northwest boundary. There is a hedgerow along the boundary with Ash Grove. The site is located in open countryside.
- 1.2 This application proposes to increase the depth the lean-to addition at the rear of Primrose Cottage by 2metres to accommodate a kitchen and living room, and a bathroom and a bedroom over the living room. The extension will have a render finish to walls and a slate roof.

2. Policies

2.1 Planning Policy Statement

PPS1 - Delivering Sustainable Development

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy DR1 - Design
 Policy H7 - Housing in the Countryside Outside Settlements
 Policy H18 - Alterations and Extensions

2.3 South Herefordshire District Local Plan

Policy GD.1 - General Development Criteria
 Policy SH23 - Extensions to Dwellings

2.4 Hereford and Worcester County Structure Plan

Policy H16A - Housing in Rural Areas Development Criteria
 Policy H20 - Residential Development in Open Countryside
 Policy CTC9 - Development Criteria

3. Planning History

- 3.1 SE1999/2779/F Single storey extension to form kitchen/bedroom - Refused 23.11.99
- SE2001/2270/F Change of use from vehicle repair to domestic garden including the demolition of vehicle repair workshop and erection of domestic shed and summerhouse - Approved 29.10.01

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultation required.

Internal Council Advice

- 4.2 Traffic Manager has no objection.

5. Representations

- 5.1 Upton Bishop Parish Council: Concerns were raised regarding the windows that may overlook the neighbouring bungalow.

- 5.2 Letter of objection has been received from

Mr J Rogers, Ash Grove, Upton Bishop, Ross-on-Wye

Serious concern on the bulk of the extension at first floor and roof level as it impacts upon the visual amenity from my property.

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

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6. Officer's Appraisal

- 6.1 The application has been amended from the original proposal to a scheme that allows the size of the original dwelling to remain dominant. The original scheme proposed an extension that doubled the size of the original building so that became an over-dominant addition to this small cottage. The ridge height of the extension is lower than the ridgeline of the main building and the extension has been reduced in size and scale. This enables the extension to be visually subordinate and not over dominant when viewed from either the B4224 or from Ash Grove.

- 6.2 The extension has been designed so as not to unneighbourly in that it will not harm existing amenities with regard to privacy, there are no windows in the elevation facing Ash Grove, or overshadowing.

6.3 While, it is acknowledged there is a pleasant view from Ash Grove across Primrose Cottage towards open farmland on the opposite of the B4224; there is “no right” to this view. It is not the purpose of the planning system to protect or safeguard this view for the continued benefit of the neighbour. Given that Primrose Cottage is at a lower level to Ash Grove it is not considered the size and scale of the proposed extension would cause a significant unacceptable change of outlook from the neighbouring property.

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 A09 (Amended plans)

Reason: To ensure the development is carried out in accordance with the amended plans.

INFORMATIVES:

1 N19 - Avoidance of doubt

2 N15 - Reason(s) for the Grant of Planning Permission

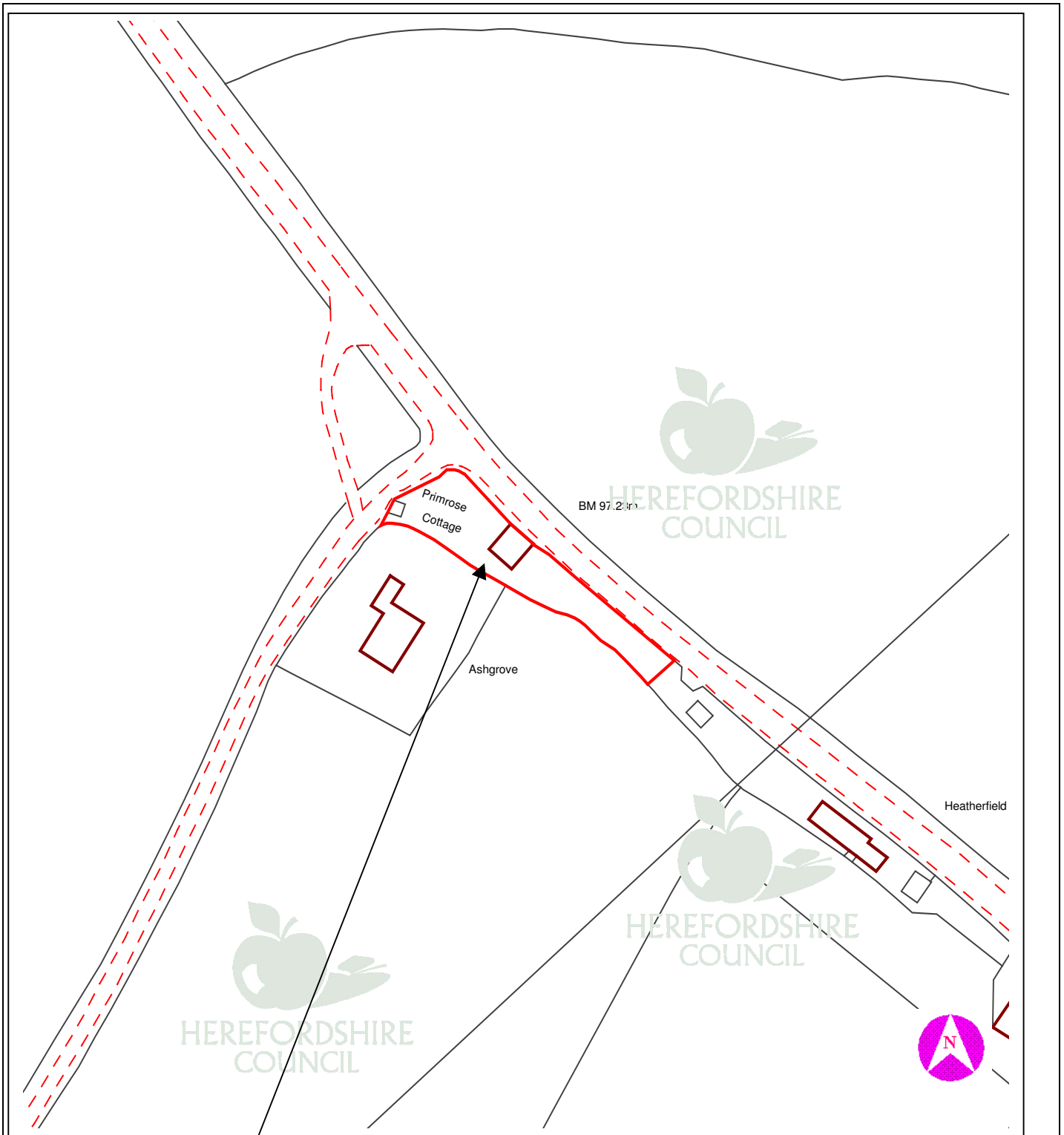
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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SCALE : 1 : 1250

SITE ADDRESS : Primrose Cottage, Upton Bishop, Nr. Ross-on-Wye, Herefordshire, HR9 7QP

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