

8 DCSE2006/3551/F - TWO STOREY EXTENSION AND SINGLE STOREY EXTENSION AT FIRST FLOOR LEVEL TO EXISTING COTTAGE. AMENDMENTS OF PREVIOUSLY APPROVED APPLICATION SE2006/0269/F (RETROSPECTIVE APPLICATION) AT GREENWAY COTTAGE, GLEWSTONE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6AT.

For: Mrs. S. Taylor per B.S. Technical Services, The Granary Studio, Lower House, Bryngwyn, Nr Raglan, NP15 2BL.

Date Received: 8th November, 2006 Ward: Llangarron Grid Ref: 55968, 22406

Expiry Date: 3rd January, 2007

Local Member: Councillor Mrs. J.A. Hyde

1. Site Description and Proposal

- 1.1 Greenway Cottage, formerly 2 cottages, is located on the east side of, and at right angles to the unclassified 71015. Greenway Bungalow is to the northeast. The site is located in open countryside and within the Wye Valley Area of Outstanding Natural Beauty.
- 1.2 Planning permission was granted on 23 March 2006 (DCSE2006/0269/F) for a 2-storey extension to the east elevation that provides a dining room, kitchen, pantry, WC and utility room on the ground floor with bedroom and en-suite bathroom, and a bathroom over. It was also proposed to extend over a single storey addition on the west elevation that would provide a dressing with en-suite bathroom. The approved scheme indicated the ridge height of the extensions would be 200mm or thereabouts below the height of the cottage.
- 1.3 Subsequently, it was brought to the attention of Officers that the development had not been implemented in accordance with the approved plans. This application is necessary to allow consideration to those areas of the extensions that have not been built in accordance with the approved scheme.
- 1.4 Specifically, the development as built differs from the approved plan as follows:
 - The ridge height of the extension exceeds that of the original by about 200mm so that they are now the same height as the cottage;
 - 3 additional rooflights have been constructed in the north elevation;
 - Additional window has been inserted in the north elevation at ground floor to the utility;
 - Profile of the roof to a single storey addition on the north elevation has been changed to incorporate a shallow sloping roof; and
 - Stone quoins to the north elevation have been omitted.

2. Policies

2.1 Planning Policy Guidance and Statements

PPS1	-	Delivering Sustainable Development
PPS7	-	Sustainable Development in Rural Areas
PPG18	-	Enforcing Planning Control

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S2	-	Development Requirements
Policy S7	-	Natural and Historic Heritage
Policy DR1	-	Design
Policy H7	-	Housing in the Countryside Outside Settlements
Policy H18	-	Alterations and Extensions
Policy LA1	-	Areas of Outstanding Natural Beauty

2.3 South Herefordshire District Local Plan

Policy GD1	-	General Development Criteria
Policy C5	-	Development within Area of Outstanding natural Beauty;
Policy C6	-	Landscape and Area of Outstanding Natural Beauty
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 CTC1	-	Development within Areas of Outstanding Natural Beauty
Policy CTC9	-	Development Criteria

3. Planning History

- 3.1 DCSE2003/3395/F 2-storey extension - Approved 06.01.04
- DCSE2006/0269/F 2-storey and single storey extension - Approved 23.03.06

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

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

5. Representations

- 5.1 Marstow Parish Council - no reply received.

5.2 Letter of objection received from Mr and Mrs M Wigmore, Greenway Bungalow, Glewstone:

- The height of the roof on the extension. There is no distinction between the old roof height and new roof as there should be
- The inclusion of a ground floor window on the north elevation overlooks our property and intrudes on privacy
- No quoins on north side elevation
- No stone facing on north side elevation. No allowance has been made to stone face the north side elevation on the increased height of building on old part of the cottage. Presumably they plan this to be render which will be out of keeping with the character of the original cottage and will look very unsightly

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 Planning permission has been granted to extend Greenway Cottage, DCSE2006/0269/F refers. This application arises as a result of discrepancies between the approved scheme and what has been built. In determining the application the key planning policy criterion are contained within policy H18 of the emerging Unitary Development Plan. This states:

"Proposals for the alteration or extension of dwellings or for buildings incidental to the enjoyment of a dwelling will be permitted where:

- The original building (that is, at 1 July 1948, or as originally built if constructed later than this date, and not including any subsequent extensions) would remain the dominant feature;
- 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;
- The proposal would not be cramped on its plot, including having regard to provision of suitable private amenity space, and would not adversely impact on the privacy and amenity of neighbouring residential property; and
- The level of resulting off street parking provision is in accordance with policy H16."

6.2 Planning permission DCSE2006/0269/F was subject of negotiation, which saw the extension on the eastern end of the cottage being re-designed by deleting a projecting gable so that it would not dominate the scale and massing of the original cottage.

6.3 The extensions as built, specifically the increase in height, has resulted in a long narrow cottage. In considering applications for extensions to dwellings it is normal to require the ridge height of the extension to be set lower than the ridge height of the existing dwelling, so that the extension will be subordinate to the scale of the existing building. Although, this was shown on the approved plan the development has not proceeded in accordance with the approved scheme. The increase in height of the extensions by some 200mm has had an affect on the original building in that it does not allow the original building to be identified. However, it is not considered this increase in height is so significant to refuse this application. Also, the additional rooflights, alteration to roof plane and omission of the stone quoins do not cause significant harm the character of the original building or to the locality as a whole.

Further, it is not considered it would be expedient to take enforcement action to require the unauthorised development to be removed and the extension to be reconstructed in accordance with the approved plans in that it does not cause harm to the amenity of the area.

6.4 The additional window that has been constructed in the north elevation overlooks the neighbours front garden, which can cause nuisance. Given the window is to a utility room and in order to protect the amenity of the neighbour from overlooking it would not be unreasonable to require the window to be non-opening and obscure glazed.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 Within 2 months of the date of this permission the windows in the north elevation to the bathroom, en-suite bathroom and utility room shall be obscure glazed and non-opening and thereafter maintained.**

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

INFORMATIVES:

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

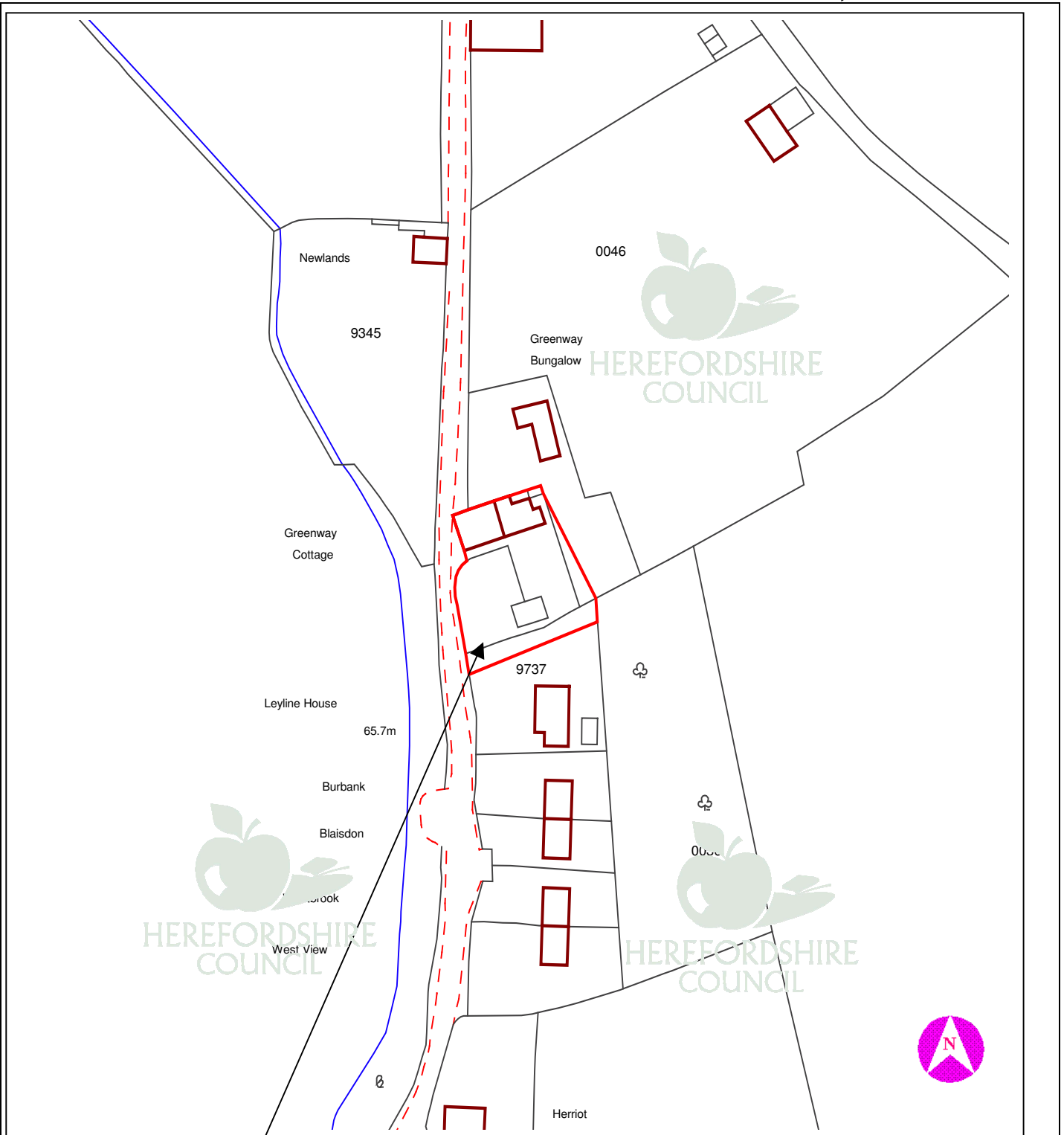
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/3551/F

SCALE : 1 : 1250

SITE ADDRESS : Greenway Cottage, Glewstone, Ross-on-Wye, Herefordshire, HR9 6AT

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