

6 DCSE2007/0094/F - PROPOSED EXTENSION TO REAR TO FORM CONSERVATORY, EASTCLIFFE, LINTON, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7RS.**For: Mr I Hobson per Jamieson Associates, 30 Eign Gate, Hereford, HR4 OAB.****Date Received: 12th January, 2007****Ward: Penyard****Grid Ref: 66491, 24774****Expiry Date: 9th March, 2007**

Local Member: Councillor H. Bramer

1. Site Description and Proposal

- 1.1 This site is on the east side of the unclassified road that runs north to south across Linton Ridge. Eastcliffe is a detached cottage that is two storey, with single storey additions, and faced in render and stone with a tile roof. It is at a right angle to the road and is positioned at the northern end of the plot with the land to the south level garden and with a garage at its southern end. The land falls steeply to the east.
- 1.2 This proposal is for the addition of an extension to the north east corner to provide a conservatory and a decking area also to the eastern side. The conservatory will be some 5.5 sq. m. but will be of two storey height as it includes the creation of a mezzanine area at first floor level and a raising of the roof of part of the existing single storey section. The extension would be partly solid but primarily glazed. The decking would extend from the north boundary across the gable end of the cottage.
- 1.3 Adjacent to the northern boundary is a public right of way, beyond which and at a lower level is a detached bungalow (Keytop). Until recently there was a conifer screen between the two properties on land in the garden of Keytop.

2. Policies**2.1 Planning Policy Statements**

PPS.7 - Sustainable Development in Rural Areas

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy DR.1 - Design
Policy LA.2 - Landscape Character
Policy H.18 - Alterations and Extensions

2.3 South Herefordshire District Local Plan

Policy GD.1 - General Development Criteria
Policy SH.23 - Extensions to Dwellings

3. Planning History

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|-----|-----------------|--|---|-------------------|
| 3.1 | SS980775PF | Conversion and extension of double garage to games room, double garage and overhead balcony | - | Refused 12.11.98 |
| | SS990308PF | Conversion and extension of double garage to games room, double garage and storage loft over | | Approved 07.05.99 |
| | DCSE2005/2331/F | Proposed two storey extension and conservatory | | Refused 09.09.05 |

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Traffic Manager - No objection but comments are made with regard to maintenance and protection of the Public Right of Way.

5. Representations

- 5.1 In support the agent describes the position and form of the cottage and points out that the roof height in the existing mezzanine makes its use unsuitable. In addition the north end of the cottage has structural problems that will be addressed as part of this proposed work. The extension will be small but will enable a useable mezzanine and on both floors will benefit from the outstanding views. A new opening will provide access to a deck that will also take advantage of the views.

- 5.2 Linton Parish Council's response is awaited

- 5.3 A letter has been received from Keytop. This raises concerns with regard to overlooking from window which will take away the only area of privacy in the garden.

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 This proposal is for a small extension to this detached cottage by adding a conservatory and partly raising the roof to provide a more useable first floor area. In addition an area of decking is proposed

- 6.2 The additions in terms of their size are considered appropriate in terms of size in relation to the existing cottage that will remain the dominant feature. With regard to design a modern approach is proposed with the addition effectively taking the form of a glazed box. I do not consider that such an approach is inappropriate and will not appear out of keeping or incongruous with the existing cottage.

6.3 I do however have concerns with regard to the potential impact on the adjoining property to the north (Keytop). The proposal will involve areas of glazing together with the decking that will be likely to result in overlooking of the private garden of the adjoining bungalow. The bungalow is at a lower level. I note that the previous conifer screen has been removed and that there are unobstructed views from the public footpath into this garden. Additionally a degree of the overlooking particularly from the conservatory will be at an acute angle. Nevertheless I do consider that this impact will be to an unacceptable level.

6.4 This issue has been discussed in detail with the agent and is being considered further by the applicant and a response which may include revisions to the submitted scheme is anticipated which may overcome these concerns. However, at the time of drafting this report the proposals are unacceptable. Consequently the application is recommended for refusal. In the light of continuing negotiations, an alternative, acceptable scheme might be submitted before the Area Sub-Committee meeting and a verbal update will be made to confirm the latest position.

RECOMMENDATION

That planning permission be refused for the reason that:

- 1. Having regard to Policy H.18 of the Herefordshire Unitary Development Plan (Revised Deposit Draft) the proposal is considered to be unacceptable. The development would have an adverse impact, through overlooking, on the amenity and privacy of the adjoining dwelling (Keytop).**

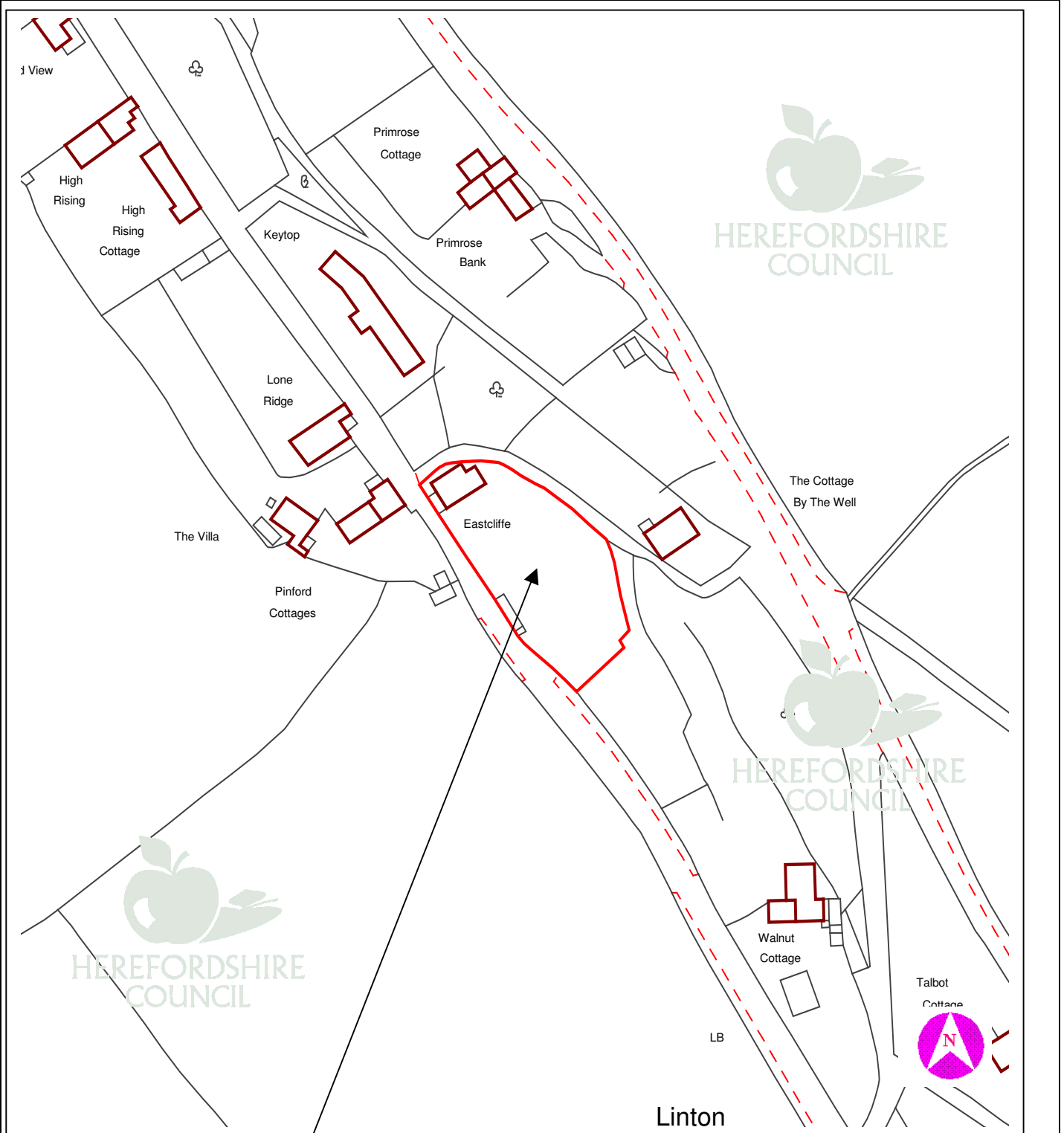
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2007/0094/F

SCALE : 1 : 1250

SITE ADDRESS : Eastcliffe, Linton, Ross-on-Wye, Herefordshire, HR9 7RS

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