

**5 DCSW2007/0391/F - TWO SINGLE STOREY EXTENSIONS AND DETACHED DOUBLE GARAGE AT VERMONT, CUSOP, HAY-ON-WYE, HEREFORDSHIRE, HR3 5QX.****For: Mr. & Mrs. T.V. & P.M. Willams per Mr. A. Jenkins,  
12 Broad Street, Hay-on-Wye, Herefordshire, HR3 5DB.****Date Received: 9th February, 2007 Ward: Golden Valley North Grid Ref: 23541, 42260****Expiry Date: 6th April, 2007**

Local Member: Councillor N.J.J. Davies

**1. Site Description and Proposal**

- 1.1 The proposal site is located off the southern side of the B4348 road that leads into Cusop and then Hay on Wye. The site is in a cul-de-sac of detached dwellings most of which are bungalows, the cul-de-sac road is a private road maintained by the residents.
- 1.2 Vermont is a roughly cast rendered bungalow under a hipped slate roof. It is proposed to extend the bungalow northwards by 4.2 metres and 7.6 metres in width, the same width as the bungalow. This will provide a lengthened bedroom on the eastern side of the bungalow and a larger living room on the western side. There is a bedroom in the roof-space lit by rooflights. This roof-space area would also be extended by just over 4 metres. the kitchen is proposed to be extended by covering an area 2.05 metres by 2.3 metres between the existing flat-roofed kitchen and conservatory. A new hipped roof is proposed over the kitchen and bedroom extension. This new roof joins the main roof at right angles.
- 1.3 The third element to this proposal is the erection of a double garage to replace the single width one that will need to be demolished in the event that the extension is approved. The garage will have a natural stone front on the east elevation: the other walls being rough cast rendered and painted cream to match the main bungalow. The garage is 6.2 metres in length and width and 4.3 metres to the ridge of the slate roof. The car parking area will then be extended northwards towards Flowermead.

**2. Policies****2.1 Planning Policy Statement**

PPS1 - Delivering Sustainable Development

**2.2 Herefordshire Unitary Development Plan 2007**

Policy S2 - Development Requirements  
Policy DR1 - Design  
Policy H18 - Alterations and Extensions

### 3. Planning History

3.1 None identified.

### 4. Consultation Summary

#### Statutory Consultations

4.1 No statutory or non-statutory consultations required.

#### Internal Council Advice

4.2 Traffic Manager has no objections.

### 5. Representations

5.1 Cusop Parish Council make the following observations:

"The Parish Council is in favour of this application being granted".

5.2 One letter of representation has been received from Mr. J.M. Jones, Flowermead, Cusop, HR3 5QX. The following main points are made:

- It is a bed and breakfast business
- velux window (south elevation) overlooks my property intruding on my privacy
- garage nearer to my property, in future will provide accommodation for bed and breakfast business
- also garage may be built higher, as not everyone builds according to plans
- have to look at a car park
- increase in traffic to bed and breakfast business means more money for upkeep of road to which I will need to contribute
- was once a peaceful location

The full text of these letters can be inspected at The Hereford Centre, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

### 6. Officer's Appraisal

6.1 The main issues are considered to be the principle of extending the property and the impact on the adjoining property.

6.2 The proposed extensions are considered to be proportionate in scale and massing. The main extension onto the northern end of the bungalow is approximately a third of the footprint of the original dwelling. The kitchen extension on the western side of Vermont fills in an area of between 4 and 5 metres square between the existing kitchen and a flat roofed conservatory on the western side. The hipped roof over the existing kitchen and the new extension will replace a flat roof and will enhance the appearance of the bungalow.

- 6.3 The double garage proposed is considered to be of a scale and height that is acceptable. It will not dominate the existing bungalow nor be dominant in the locality. The 4.3 metres ridge height compares favourably to the 6 metres high ridge height on Vermont.
- 6.4 The second main issue relates to the impact that the development would have on adjoining property. A rooflight is proposed on the north elevation of the extension. The north-facing wall of the extension. The north-facing wall of the extension is at a minimum 14 metres from the hedgerow boundary between Vermont and Flowermead. This is considered to be sufficient distance from what is a rooflight in a roof that slopes back at approximately 45 degrees. The rooflight's size also restricts opportunities for overlooking given that it is less than one metre square in area. Therefore, it is considered that the application could not be refused for reasons of overlooking and thereby reducing the amenity of existing and future occupants of Flowermead.
- 6.5 The increase in car parking area has been brought about by the erection of a wider garage building i.e. 3 metres wider and by a building needed to be sited further north than presently. The new parking area is required in order to provide access to the new and re-positioned garage and therefore it is considered to be acceptable.
- 6.6 The other matter raised is that the property is used for bed and breakfast purposes. However this is not a matter before the local planning authority, should two or more bedrooms be used (including 1 additional one in the roof space) then planning permission would be required. Should such an application be made then the planning authority would have to treat it on its merits and with regard the policies in the UDP. The use of the garage can be controlled by planning condition at this stage i.e. for garaging and ancillary purposes only.

**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 E08 (Domestic use only of garage)**

**Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling.**

**INFORMATIVES:**

**1 N19 - Avoidance of doubt**

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

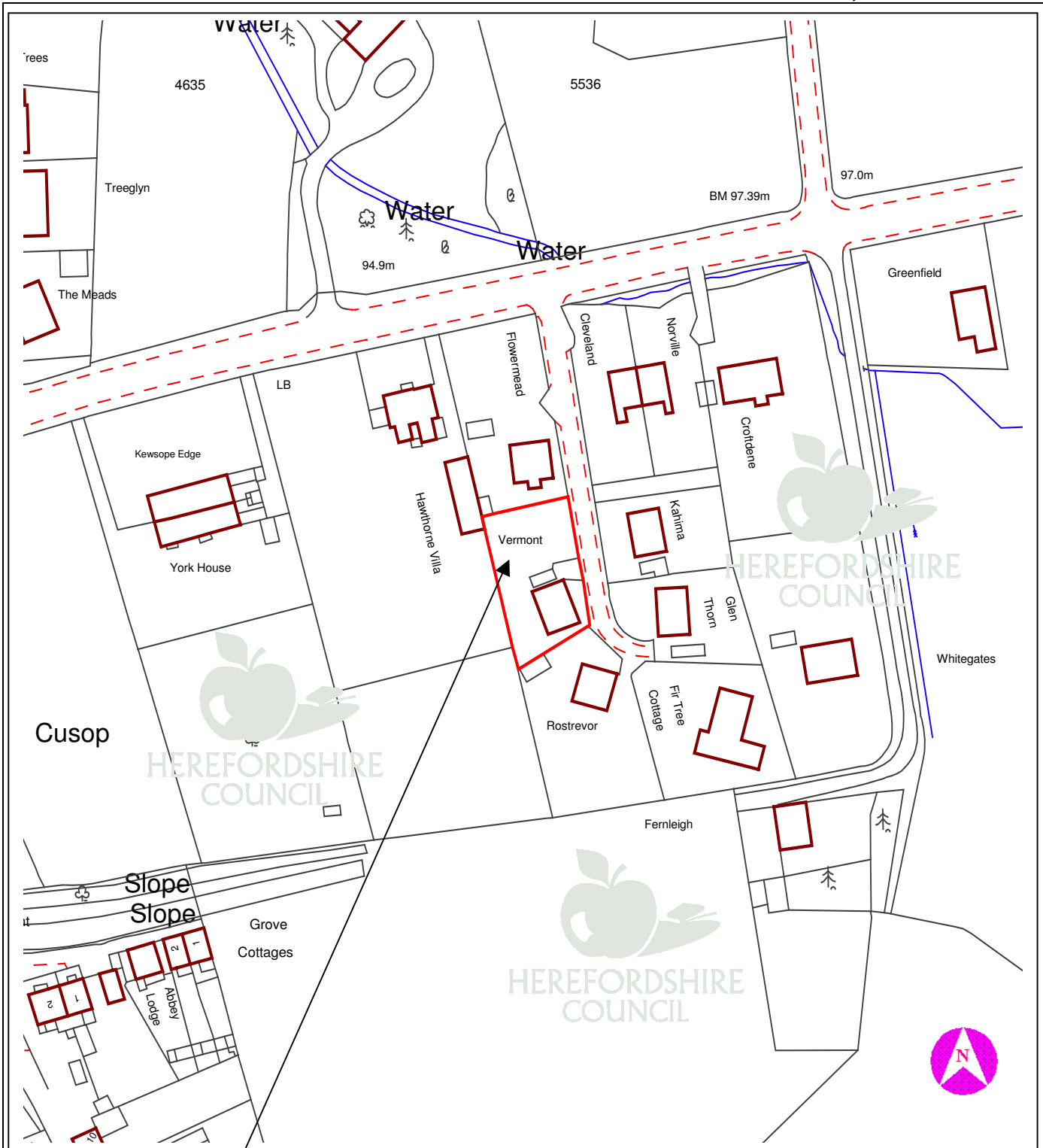
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSW2007/0391/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Vermont, Cusop, Hay-on-Wye, Hereford, Herefordshire, HR3 5QX

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