

2 SE2003/1225/F - SINGLE STOREY EXTENSION TO REAR OF GARAGE WEST VIEW, LEA, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7LN**For: Mr B Davies, West View, Lea Line, Lea, Ross-on- Wye, Herefordshire HR9 7LN****Date Received: 24th April 2003****Ward: Penyard****Grid Ref: 6685 2125****Expiry Date: 19th June 2003**

Local Member: Councillor H Bramer

1. Site Description and Proposal

- 1.1 The application property is a detached house with extensive outbuildings and garden situated on the west side of the C1281 (Lea Line to Aston Crews road) about 150 metres north of the junction with the A40(T). A detached garage has been erected close to the south-western boundary to the front of the house. It is rendered externally with a slate-type roof. A row of conifers has been planted between the garage and the boundary.
- 1.2 It is proposed to extend the garage to the rear by about 2 metres. The eaves and ridge heights would be the same, as would the width (about 5.1 metres). The overall length would be about 8 metres. The window in the rear wall would be moved to the new end gable.

2. Policies**2.1 Planning Policy Guidance**

- PPG.1 - General Principles
PPG.7 - The Countryside: Environmental Quality and Economic & Social Development

2.2 Hereford and Worcester County Structure Plan

- Policy CTC2 - Area of Great Landscape Value
Policy H20 - Residential Development in Open Countryside

2.3 South Herefordshire District Local Plan

- Policy C8 - Development within Areas of Great Landscape Value
Policy SH23 - Extensions to Dwellings
Policy GD1 - General Development Criteria

2.4 Herefordshire Unitary Development Plan

- Policy H7 - Housing in the Countryside Outside Settlements
Policy H18 - Housing in Rural Areas

3. Planning History

3.1	SH891089PF	Infilling of hole.	-	Permitted 26.7.89
	SH891140PF	Change of position of vehicle access.	-	Permitted 28.7.89
	SH951166PF	Alterations and extensions.	-	Refused 4.12.95
	SH960126PF	Alterations and extensions.	-	Permitted 13.3.96

4. Consultation Summary

No representations have been received.

5. Representations

5.1 The application did not include any supporting information.

5.2 Lea Parish Council supports the proposal.

5.3 One letter has been received which raises the following concerns:

- (1) The kitchen window of the adjoining house to the south (The Firs) looks directly on to the garage which would be a long expanse of white wall after the conifers have been cut down. The conifers should be replaced by young trees.
- (2) Window at rear of garage will be on boundary line so no space for planting and will overlook ground of The Firs - if for parking is window necessary?
- (3) Future owner of the Firs (which is on market) may wish to include this land into their garden which would then be overlooked.
- (4) Garaging and workshop area to north of West View has window overlooking that garden in private.

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. Officers Appraisal

6.1 The garage, although forward of the house, is not unduly prominent. It is somewhat narrow for a double garage and it is considered the small extension would not make it unduly long. The main concerns are the amenities of the occupiers of The Firs. This house faces towards the garage but is separated by a distance of some 17 metres. The side wall of the garage is currently largely obscured by conifers, which have outgrown the narrow space they occupy and the objector is concerned that they will be removed. A condition could be attached requiring appropriate planting.

6.2 The proposed window would be very close to the boundary and would overlook land that is part of The Firs, although not apparently part of the garden. Nevertheless a condition requiring opaque glass would be sufficient to ensure privacy. In these circumstances it is not considered that the amenities of the occupiers of The Firs would be seriously harmed.

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.

- 3 G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

- 4 G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

- 5 E19 (Obscure glazing to windows)

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.