

SITE VISIT

B SE2003/1638/F – TWO STOREY EXTENSION TO REAR AND GARAGE TO SIDE. LEA CROFT, ARCHENFIELD ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5BB

For: Mr & Mrs B. Thompson per Mr K Cooper, Fork House, The Lonk, Joyford, Gloucester, GL16 7AJ

Date Received: 2nd June 2003 Ward: Ross-on-Wye West Grid Ref: 5934 2342

Expiry Date: 28th July 2003

Local Members: Councillor G. Lucas and Councillor M.R. Cunningham

1. Site Description and Proposal

1.1 The determination of this application was deferred at the meeting on 16th July 2003 so that a site visit could be undertaken which subsequently occurred on Monday 28th July 2003. The previous report to Committee is included as an Appendix.

2. Representations

2.1 Since the original report was written the Town Council comments have been received and are as follows:

“No objections in principle but concerns that the development is very close to the neighbouring property.”

3. Officers Appraisal

3.1 The contents of the representations set out in section 2 have been fully considered and taken into account. However it is considered that these representations do not introduce any new factors which would result in the previous recommendation to Committee being altered or amended in any way. It is also noted that the Head of Engineering and Transportation, Divisional Surveyor (South) has no objection to the proposal.

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 A08 (Development in accordance with approved plans and materials)

Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area.

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INFORMATIVE NOTES

1 N03 – Adjoining property rights

2 N14 – Party Wall Act 1996

Decision:

Notes:

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Background Papers

Internal departmental consultation replies

APPENDIX**SE2003/1638/F - TWO STOREY EXTENSION TO REAR AND GARAGE TO SIDE. LEA CROFT, ARCHENFIELD ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5BB****For: Mr & Mrs B. Thompson per Mr K Cooper, Fork House, The Lonk, Joyford, Gloucester GL16 7AJ**

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1. Site Description and Proposal

- 1.1 This site, located within Ross on Wye, flanks the north western side of Archenfield Road. The site is situated within a residential area with houses on either side and rear.
- 1.2 The site comprises of a two-storey dwelling with a long back garden. The house has red brick walls and red concrete tiles on the roof. There is an existing flat roofed single storey extension at the rear and a flat-roofed sectional garage also in the rear garden.
- 1.3 The proposal is for the erection of a two-storey extension at the rear of the dwelling to directly replace the existing flat roofed single storey extension which will be demolished. The proposal also involves the erection of a single garage which will be attached to the side of the proposed extension. This will again replace the existing garage which will also need to be removed. This existing porch on the south western side of the house will be replaced by a slightly larger one. The proposed extensions will be in external materials to match the existing dwelling i.e. red brick and red concrete tiles.

2. Policies**2.1 Hereford and Worcester County Structure Plan**

Policy CTC1	Area of Outstanding Natural Beauty
Policy CTC9	Development Requirements

2.3 South Herefordshire District Local Plan

Policy GD1	General Development Criteria
Policy SH23	Extensions to dwellings
Policy C5	Development within AONB
Policy T3	Highway Safety Requirements

2.2 Unitary Development Plan – Deposit Draft

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

3. Planning History

- 3.1 SE2003/0528/F Two storey extension to rear and garage to side - Refused 14.04.03

4. Consultation Summary

- 4.1 None.

5. Representations

- 5.1 The Town Council comments have yet to be received.
- 5.2 A letter of objection has been received from J & HM Stamp, Nashel, Archenfield Road, Ross on Wye, Herefordshire. The main points being:
- the proposed development will adversely affect amenities of objectors' lounge in terms of loss of light and domination of room;
 - the submitted photographs show how sunlight enters lounge during afternoons and evenings during the month of May;
 - loss of both sunlight and indirect light would affect quality of life in objectors principal living room

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 A previous application (ref No SE2003/0528/F) for a two storey extension and attached garage at the rear of this dwelling was refused planning permission on 14th April 2003. The extension had a double gable at the rear and extended across the whole of the rear of the existing dwelling. The neighbours to the north east objected to the proposal due to loss of light to a side ground floor window serving their lounge. This application was refused for reasons of loss of sunlight to this window, overlooking and over-domination of the neighbours dwelling.
- 6.2 The applicants subsequently discussed the proposed development with officers and, as a result, have submitted this revised application. The extension at first floor level has been reduced in size so that it is approximately 3 metres further away from the objectors' dwelling. In doing so the proposed double gable has been reduced to a single gable. Also the proposed first floor window on the north east side of the dwelling has been removed.
- 6.3 It is considered that the reasons for refusal for the previous application have essentially been overcome in this current application. The proposed extension will be in keeping with the size, scale and design of the original dwelling and will not adversely affect the residential amenities of any of the neighbours. The development will not adversely affect the residential amenities of the objectors' dwelling. There will be no adverse

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over-domination of the dwelling. Any loss of light to the objectors' dwelling would only be minimal and certainly not to the extent of causing any loss of residential amenity. The proposed replacement porch is also considered to be acceptable.

6.4 Consequently the proposed development is considered to be acceptable and in accordance with the approved planning policies for the area in particular Policy SH23 of the Local Plan which relates to proposed extensions to dwellings.

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