

3 SE2003/1785/F - ROOF EXISTING WALLS, ERECT CONSERVATORY & ADD A DORMER AND DOOR TO FIRST FLOOR WITH DECKING TO RAISED GARDEN AT BRONTE COTTAGE, LEA, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7JZ**For: Mr P.M. Besant, Bronte Cottage, Lea, Ross-on-Wye, Herefordshire, HR9 7JZ****Date Received: 13th June 2003****Ward: Penyard****Grid Ref: 6615 2183****Expiry Date: 8th August 2003**

Local Member: Councillor H. Bramer

1. Site Description and Proposal

1.1 Bronte Cottage is a semi-detached property on the north-east side of Rock Lane in the village of Lea. Adjoining the property to the south-east is the access road to Green Acres, a bungalow, with the car park of the Crown Inn beyond that; to the north-east is permanent pasture and on the opposite side of Rock Lane an old orchard with planning permission for development as a car park. The rear garden rises steeply to the north-east.

1.2 Planning permission was granted in 1987 for various extensions to the property. These have been implemented in part but not completed. The current proposal is partly a revision of the earlier scheme. At first floor level at the rear of the house doors would be inserted with a 'dormer'-type roof. This would lead on to a short walkway over the ground floor lobby and out to the garden. The walkway - safety rails would be of timber construction. In addition a conservatory would be formed at the rear of the cottage, infilling the rear house wall and the retaining wall in the garden and along the south-eastern boundary wall.

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

Policy H20 Housing in Rural Areas

2.2 South Herefordshire District Local PlanPolicy SH23 Extensions to Dwellings
Policy Policy GD1 General Development Criteria**2.3 Unitary Development Plan – Deposit Draft**

Policy H18 Alterations and Extensions

3. Planning History

3.1 SH871183PF Alterations Permitted 8.10.87

4. Consultation Summary

No representations have been received.

5. Representations

5.1 The applicant points out the following:

- A summer house at the top of the garden, which is elevated and surrounded by trees including large conifers so that no interlocking winter or summer with Green Acres.
- Proposed door would be more practical for access to garden by elderly relatives and young daughter, to keep an eye on her safety and to enjoy and view garden more easily.
- Dormer over door as this is what is over doors at front of house so more in keeping with its character.
- Photograph illustrating point i) was submitted.

5.2 Parish Council supports this application.

5.3 Two letters have been received, from Greenacres Bungalow and Greenacres Stables, objecting to the proposals. The following reasons are given:

- High level aspect development would not be in keeping with the other houses in the surrounding area.
- Would be seen on a higher elevation and would not be pleasant to look at.
- Overlook adjoining properties.

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 This cottage has been much altered. Although not of ideal design the extension and conservatory would not be conspicuous from public viewpoints because of the highway boundary wall and rise in ground level. It is not considered therefore that the design limitations of these modest schemes are sufficient to justify refusing planning permission.

6.2 With regard to overlooking there is an adequate distance between the proposed door/walkway and the objectors' land and house to protect residential amenities. There is also existing planting which provides some screening. The door/walkway does overlook the other semi-detached property but because of the relationship of the two houses and buildings within the garden of the latter this would not seriously harm the privacy of occupiers of Orchard Lea.

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. B01 – Samples of external materials**

Reason: To ensure that the materials harmonise with the surroundings.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.