

**17 DCSE2007/0730/F - SINGLE STOREY EXTENSION AND GENERAL ALTERATIONS TO EXISTING BUNGALOW SUNVIEW, REDHILL ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5AU.**

**For: Mr. & Mrs. Walby per Mr. R.H. Ball, Ilex, Ashfield Crescent, Ross-on-Wye, Herefordshire, HR9 5PH.**

**Date Received: 8th March, 2007 Ward: Ross-on-Wye West Grid Ref: 59581, 23614**

**Expiry Date: 3rd May, 2007**

Local Member: Councillors C.M. Bartrum and G. Lucas

**1. Site Description and Proposal**

- 1.1 Sunview a bungalow set in a "triangular" shaped garden is located on the east side of Redhill Road. Windermere adjoins the site on its north side, and Ashfield Park Primary School is further along Redhill Road. A leylandii hedge runs along the roadside boundary, and a wooden panel fence and hedge define the northern boundary with Windermere. There is 2 ground floor windows and 2 first floor windows in the in the southwest of Windermere which look out towards Sunview. The site is located in an established residential area and within the Wye Valley Area of Outstanding Natural Beauty.
- 1.2 This application proposes an extension to the northwest elevation that will accommodate living room, dining room, study, bedroom and a bathroom. The extension will be constructed in matching materials.

**2. Policies****2.1 Planning Policy Statements**

PPS1 - Delivering Sustainable Development

**2.2 Herefordshire Unitary Development Plan 2007**

Policy S2 - Development Requirements  
Policy S7 - Natural and Historic Heritage  
Policy DR1 - Design  
Policy H18 - Alterations and Extensions  
Policy LA1 - Areas of Outstanding Natural Beauty

**3. Planning History**

- 3.1 None.

**4. Consultation Summary**

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 Traffic Manager - no objection.

## **5. Representations**

5.1 The applicant has submitted a Design and Access Statement:

- The proposal is for additional living space;
- The finished floor level of the existing bungalow will follow through into the extension; and
- The extension follows the roofline of the existing bungalow and generally respects the scale of the original building.

5.2 Ross Town Council - Whilst the Committee have no objections there are concerns that the size of the proposed development is too large an extension compared to the original building.

5.3 An objection has been received from Mr. and Mrs. N. Hawthorn, Windermere, Ashfield Park Road, Ross-on-Wye:

- The scale of the proposed development appears excessive, virtually doubling the size of the existing ground floor area;
- It will materially alter the appearance of Sunview;
- Loss of light to west facing ground floor windows;
- It will be visible from the garden;
- Overlooking.

The full text of this letter can be inspected at Southern Planning Services, Garrick House, Widemarsh Street, Hereford, and prior to the Sub-Committee meeting.

## **6. Officer's Appraisal**

6.1 Policy H18 deals specifically with alterations and extensions to dwellings. The policy does acknowledge the effect an extension can have on the character of the original building, the surrounding area and the amenities of neighbours.

6.2 This application is to extend Sunview on its northwest side. The extension will project towards Windermere. The orientation of Windermere to Sunview directs 2 ground floor windows and 2 first floor towards the proposed extension. While, the extension will be within close proximity to the boundary between the properties it is not considered the proposal will give rise to a loss of light to the ground floor windows, which is already compromised, by the boundary fencing and hedgerow. Further, it is not considered the bedroom and bathroom windows that are proposed in the northwest elevation will cause direct over looking of the neighbour.

6.3 The bulk, mass and form of the extension, which follows the character of the existing bungalow, is considered acceptable so as not adversely affect the character of the area, or to the character of the Area of Outstanding Natural Beauty in which the site is located.

**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. **B02 (Matching external materials (extension))**

**Reason: To ensure the external materials harmonise with the existing building.**

**Informative(s):**

1. **N19 - Avoidance of doubt**
2. **N15 - Reason(s) for the Grant of Planning Permission**

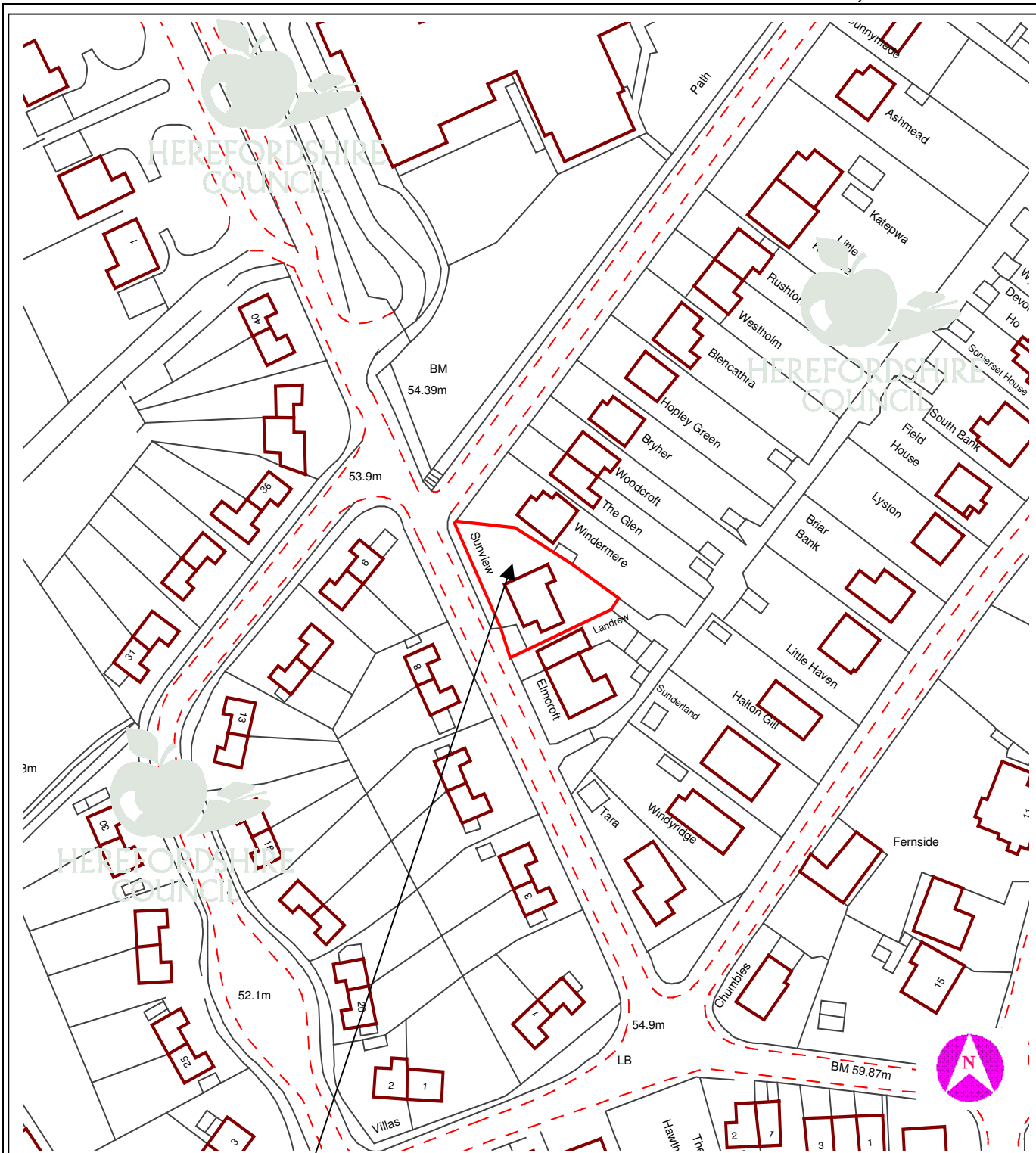
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSE2007/0730/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Sunview, Redhill Road, Ross-on-Wye, Herefordshire, HR9 5AU

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