

10 DCSW2007/1441/F - TWO STOREY, SINGLE STOREY EXTENSIONS, OPEN PORCH AND A BAY WINDOW, ALSO DEMOLISH CONSERVATORY, LITTLE GROVE, WORMBRIDGE, HEREFORDSHIRE, HR2 9DU.**For: Dr. J.N. & Mrs. Rimmington per Mr. R. Pritchard,
The Mill, Kenchester, Hereford, HR4 7QJ.****Date Received: 14th May, 2007****Ward: Valletts****Grid Ref: 42466, 30282****Expiry Date: 9th July, 2007**

Local Member: Councillor M.J. Fishley

1. Site Description and Proposal

- 1.1 The site lies within open countryside as defined by the Herefordshire Unitary Development Plan. It is a large three bedroom detached dwelling being rendered with an addition of a flat roof conservatory to the south elevation. The gable section of the dwelling abuts the Class III 74006 at right angles, being visually prominent in its location. A low stone wall is constructed to the roadside which also provides access to a drive and parking area and detached single garage to the east. The rear garden to the south provides high tree line boundary to open fields beyond. Boundary fencing is provided to the west dividing the neighbouring property known as The Grove. To the east lies Howton View, which is set back from the roadside and partially screened from view by the garage and mix of hedgerow and trees.
- 1.2 The proposal is to remove the existing flat roof conservatory to the south elevation and construct a two-storey extension forming dining room which has a square bay window and further bedroom at first floor. This extension would link into a single storey lean-to extension forming new kitchen. The existing kitchen will be altered to form utility room, removing double window and forming a small window and external door opening to the west elevation. A small lean-to open porch is also formed over the front door on the north elevation. The extension would be constructed of materials to match being of render, concrete tiles and upvc windows.
- 1.3 The submitted plan delineated the extension to the east without providing a visual break as well as continuing the new roof at the same ridge height. Through negotiations an amended plan was submitted on the 23rd May 2007, which set the extension back from the east elevation by 200mm and reduced the ridge height by 100mm.

2. Policies**2.1 Planning Policy Statements**

PPS.7 - Sustainable Development in Rural Areas

2.2 Herefordshire Unitary Development Plan 2007

Policy S.1 - Sustainable Development

Policy DR.1	-	Design
Policy H.7	-	Development within Open Countryside
Policy H.18	-	Extensions and Alterations to Dwellings

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 has no objection to the application.

5. Representations

5.1 Kenderchurch Parish Council observations are awaited.

6. Officer's Appraisal

6.1 The main issues are considered to be the effect of the proposal upon the original dwellinghouse and neighbouring amenity.

6.2 Policy H18 of the Herefordshire Unitary Development Plan seeks to ensure that the original building, as built since 1948, would remain the dominant feature when assessing proposals for extensions to dwellinghouses. Furthermore, such extensions should be in keeping with the character of the existing dwelling and its surroundings in terms of scale, mass, siting, detailed design and materials, as well as protecting the privacy and amenity of occupiers of neighbouring residential property and providing adequate off street parking provision.

6.3 The proposal extends the dwelling to the rear south elevation by 3m in width and 10.4m in length, replacing the flat roof conservatory, which is of no architectural merit. At first floor the increase relates to a further bedroom measuring 3m x 5m with alterations to reposition bathroom and form new landing area. The amended plan sets back the extension and reduces the ridge height in order to remain visually subservient. The size and scale of the extension follows the character of the existing dwelling and is considered acceptable so as not to adversely affect its appearance nor would it be intrusive within its surroundings.

6.4 Neighbouring property to the west, known as The Grove, is a detached bungalow, which comprises of a single storey building to the site boundary. The property to the east Howton Grove is some 27m in distance and is partially screened from view due to the mix of trees and garaging. The east and south aspects of the proposal introduces windows at first floor comprising the bedroom. The insertion of these windows at first floor are acceptable and would not cause direct overlooking in terms of loss of privacy upon the neighbouring properties.

6.5 The proposal satisfies the relevant planning policies S1, DR1, H7 and H18 of the Herefordshire Unitary Development Plan.

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**

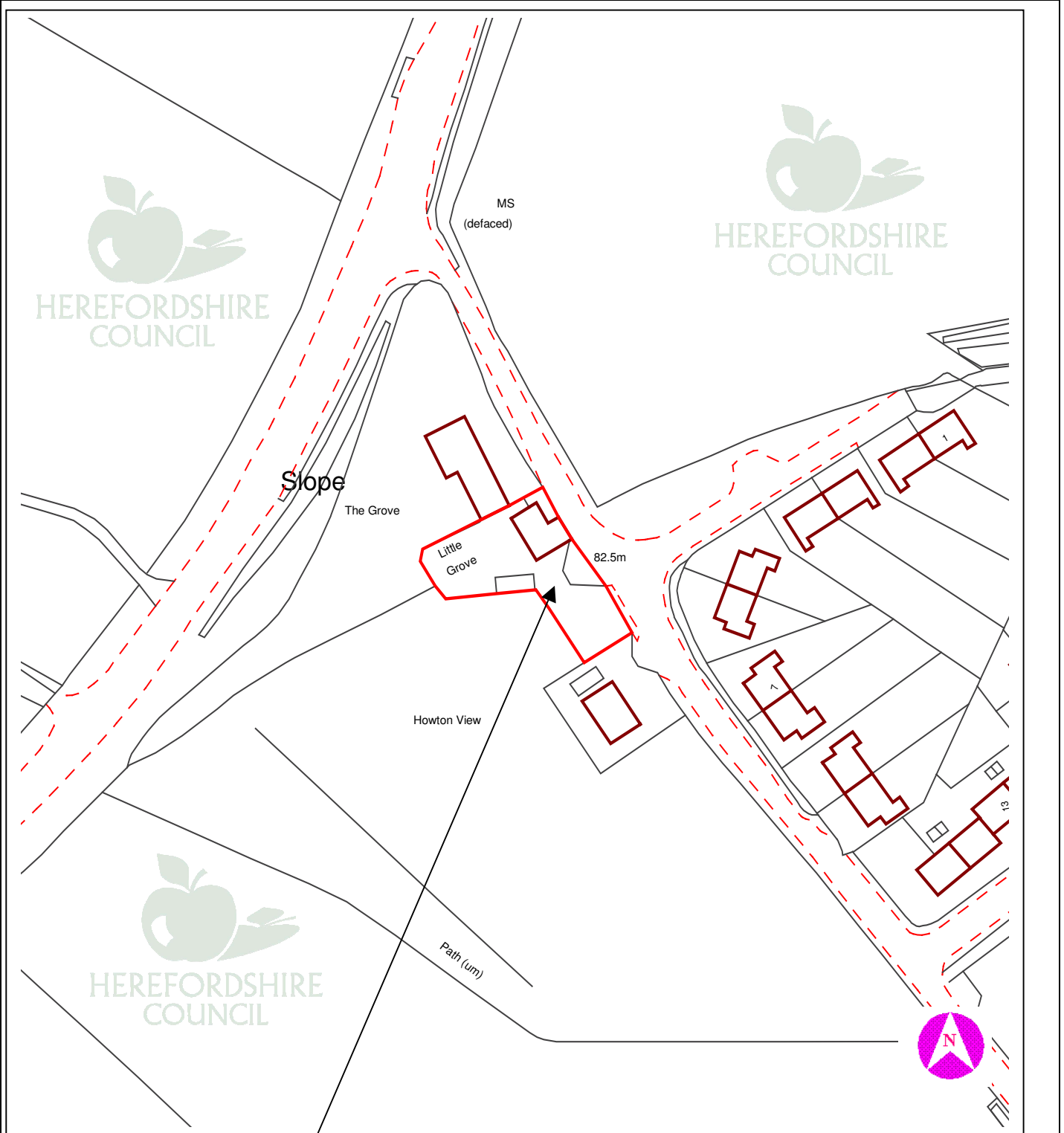
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2007/1441/F

SCALE : 1 : 1250

SITE ADDRESS : Little Grove, Wormbridge, Hereford, Herefordshire, HR2 9DU

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