

7 SE2003/2136/F - PROPOSED REPLACEMENT GARAGE AND FIRST STOREY EXTENSION OVER. ROSEMARY COTTAGE, LLANGROVE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6EX

For: R A J Pye, The Holt, Harewood End, Hereford HR2 8LA

Date Received: 14th July 2003 Ward: Llangarron Grid Ref: 5259 1915

Expiry Date: 8th September 2003

Local Member: Councillor Mrs J A Hyde

1. Site Description and Proposal

- 1.1 The site is on the northern side of the unclassified track that runs west from Prospect Lane in the centre of Llangrove
- 1.2 Rosemary Cottage is a semi-detached house that is rendered with a slate roof and which is aligned north to south. Its effective front elevation faces to the east but there is a small porch on the roadside elevation. On its west side is a concrete garage with the access to this being joint with the access to Marigold Cottage which is the property attached to the north. The curtilage is fairly limited in size and there is a wall to the highway boundary.
- 1.3 The proposal is to erect a two-storey extension on the west side to provide a garage on the ground floor with a bedroom above. It will have a width of some 3 metres and a length of some 6 metres. Its ridge height would be the same as that existing and it would be faced in stone with a slate roof. The existing garage would be removed but with the area retained for parking and the access would be widened. The position of the extension has been amended in that its face would be level with that of the front wall of the cottage. Originally it was proposed to be level with the front wall of the porch.

2. Policies

2.1 Planning Policy Guidance

PPG.1 General Policy and Principles

2.2 Hereford and Worcester County Structure Plan

Policy CTC9 Development Requirements

2.3 South Herefordshire District Local Plan

Policy GD1 General Development Criteria

Policy SH23 Extensions to Dwellings

2.4 Unitary Development Plan – Deposit Draft

Policy H18 Alterations and extensions.

3. Planning History

3.1 None.

4. Consultation Summary

4.1 No statutory or non-statutory consultations required.

Responses by internal consultees that raise material planning issues are summarised and considered in the Officers Appraisal.

5. Representations

5.1 Llangarron Parish Council have no objections.

5.2 Two letters of representation have been received with regard to the application in its original form. The letter from Marigold Cottage (to the north) opposes the proposal on the grounds that it will cause a reduction in light, it would harm the appearance of his property and make it less visible, make the property less saleable and the access and parking arrangements are a problem. The letter from Acacia Cottage (opposite the site) expresses concern that the extension will overlook their property as it was their understanding that no more than single storey extension would be allowed, access is a problem on the lane and that the plans are out of date.

5.3 Responses to the amended scheme:

A letter of objection has been received from Mr P Hollis, Marigold Cottage, Llangrove, Herefordshire. The main points being:

- Marigold Cottage already suffers from light deprivation particularly to side where the proposed extension will be;
- the amended plans show that the proposed building will be even nearer to objectors house reducing light even further;
- proposal will be an eyesore;
- still concerned over the parking problem. Objector still believes that his drive will be used for family and friend parking, particularly if planning permission is granted turning Rosemary Cottage into a family house;
- the proposed extension will devalue objector's property due to its adverse affect on his dwelling, i.e. parking, loss of light, visual appearance.

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 main considerations in the determination of this application are the effect of the proposal on the character and appearance of the existing dwelling, the neighbouring property, the surrounding area and highway safety.
- 6.2 Whilst the plans are not of particularly high quality, they do indicate an extension the design of which is considered to be generally in keeping with the mass, scale and design of the existing building. The positioning of the extension level with the main front wall will ensure that the extension does not over-dominate the appearance of the existing building.
- 6.3 With regard to the impact on the neighbouring property. Marigold Cottage lies to the north and faces west. It has a number of windows in this elevation and there is an open lean to structure at ground floor level. The extension would be some 4 metres from the common boundary and will be almost due south. There will be some impact from the extension but it is not considered that any loss of light or overshadowing would be to an unacceptable degree. The removal of the existing garage may improve the visibility of Marigold Cottage. There should not be any undue impact on Acacia Cottage which is on the opposite side of the lane or on Gyford House which is the house adjoining to the west.
- 6.4 The surrounding area is characterised by a mixture of house types and design. It is considered that the extended house will not appear out of place. The removal of the concrete garage will improve the character of the area.
- 6.5 There is an existing vehicular access which is a joint access with Marigold Cottage. As the garage is to be re-sited the access will be required to be widened. This will involve the removal of a section of boundary wall. There will be adequate space for a vehicle to park in front of the garage and a space retained on the site of the existing garage. It is considered that the wider vehicular access should not have an unacceptable impact on the highway. The Head of Engineering and Transportation, Divisional Surveyor South, recommends that any permission granted includes a condition relating to the provision of a parking/turning area.

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 H13 (Access, turning area and parking)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.