

2.4 Unitary Development Plan - Deposit Draft

Policy S2	-	Development Requirements
Policy DR.1	-	Design
Policy H.7	-	Housing in the Countryside outside Settlements
Policy H.18	-	Alterations and Extensions

3. Planning History

- 3.1 SH940976PF Demolition of existing hotel and - Approved 23.11.94
construction of 18 no. houses
- SH950809PF Extension to Unit 1 (dwelling at - Approved 21.09.95
southern end of this group of dwellings)

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 The Parish Council's comments have yet to be received.

- 5.2 Two letters of objection have been received from:

R. & A. Vandervord, 87 Waverley Drive, Chertsey, Surrey, KT16 9PF
G. Clark, 13 Wye Rapids Cottages, Symonds Yat West, HR9 6BL

The main points being:

- proposed structure is totally out of keeping and will have a major visual impact upon the entire Wye Rapids estate as it faces the entrance to the communal driveway which serves the estate
- the proposal is within 10 metres of the public highway and could be regarded as a continuation of the front elevation
- the staircase leading to the balcony would overlook neighbours rear patio
- the staircase is on communal land
- these dwellings are governed by the 'Wye Rapids Management Co.' who should be consulted on the application and consider it on behalf of the residents
- there are communal rules laid down in the deeds designed to ensure that any new work is sympathetic to the development as a whole. This proposal is not sympathetic
- value of properties could be adversely affected by the development
- proposal is on north wall of dwelling and as such would not appear to serve any purpose
- a qualified person should visit the site.

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 proposed development essentially constitutes an alteration/extension to the existing dwelling and needs to be mainly evaluated in accordance with the policies relating to extensions to dwellings and general design criteria. Its effect on the character of the setting and the surrounding landscape is another consideration which needs to be evaluated in accordance with the relevant planning policies.
- 6.2 The proposed development is considered to be acceptable in this situation. The timber balcony will look acceptable and will not be out of keeping with the design and character of these relatively new dwellings. Also the development will not result in any adverse overlooking or loss of privacy to the neighbours.
- 6.3 The land on the northern and western sides of the site (i.e. side and rear) is raised land with mature trees on it. In fact the land to the rear (west) is a small wooded area. As such it is considered that the proposal will not be prominent on the landscape and will not adversely affect the character or visual amenities of the surrounding area, nor other dwellings in the immediate vicinity.
- 6.4 The 'Wye Rapids Management Company' have been formally consulted on the proposal and their comments are awaited. Any restrictions set out in the deeds of these dwellings are private/civil matters and should be considered by the relevant parties involved. The Local Planning Authority will consider the application in accordance with planning policies, the material planning considerations and particular merits of the case.
- 6.5 The proposed development will not affect the nearby public highway nor impede in any way the access into the site. The existing parking provision will not be affected. The Head of Engineering and Transportation (Divisional Surveyor South) has no objection to the proposal.
- 6.6 The proposed development is therefore considered to be acceptable. It will not affect the residential amenities of the occupants of adjacent dwellings nor will it adversely affect the character, visual appearance and setting of the adjacent dwellings.

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. A07 (Development in accordance with approved plans)

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3. C05 (Details of external joinery finishes)

Reason: To ensure the development is satisfactory in appearance.

4. Before any work commences on site a detailed drawing showing the design, materials and finish of the new external door on the north side elevation of the dwelling shall first be submitted to and be subject to the prior written approval of the local planning authority.

Reason: To ensure that the development is satisfactory in appearance.

Informatives

1. N03 - Adjoining property rights
2. The applicants should be aware that this planning permission does not override any civil/legal rights enjoyed by adjacent property owners nor any legal covenants/restrictions which may apply to the property. If in doubt the applicants are advised to seek legal advice on the matter.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.