# 12 SE2003/1937/F - NEW TIMBER BALCONY TO SIDE ELEVATION, SNOWDROP COTTAGE, 18 WYE RAPIDS COTTAGES, SYMONDS YAT WEST, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6BL

For: Mr & Mrs L. Duke per Mr T Pitt-Lewis, 19 Elstob Way, Monmouth, NP25 5ET

Date Received: 26th June 2003Ward: Kerne BridgeGrid Ref: 5596 1590Expiry Date: 21st August 2003Local Member:Councillor Mrs. R. F. Lincoln

## 1. Site Description and Proposal

- 1.1 Snowdrop Cottage is on the western side of the C1257 Class III road. It is a dwelling at the northern end of a row of terraced houses. There is a private car parking area at the front, with garden areas at the rear. The land was previously the site of the Wye Rapids Hotel which was demolished so that the new houses could be built.
- 1.2 The proposal is for the erection of a wooden balcony (6.7 metres long and 2 metres wide) at first floor level on the side of this two-storey dwelling, i.e. at the northern end of the terrace. The proposed balcony will extend over the garden area at the side of the dwelling with steps down into the rear garden. A 2 metre high close boarded wooden fence with a pedestrian gate at the front will be erected to enclose the area under the balcony. A new external door will be formed on the side elevation at first floor level to gain access onto the balcony.

# 2. Policies

#### 2.1 **Planning Policy Guidance**

PPG.7 - The Countryside: Environmental Quality and Economic (Revised) and Social Development

#### 2.2 Hereford and Worcester County Structure Plan

Policy H.16A Policy H.20 Policy CTC.1 Policy CTC.2	- - -	Housing in Rural Areas Housing in Rural Areas outside the Green Belt Areas of Outstanding Natural Beauty Areas of Great Landscape Value
Policy CTC.9	-	Development Requirements

## 2.3 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy C.1	-	Development within Open Countryside
Policy C.5	-	Development within Area of Outstanding Natural Beauty
Policy C.8	-	Development within Area of Great Landscape Value
Policy SH.23	-	Extensions to Dwelling
Policy T.3	-	Highway Safety Requirements

# 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	8 no. hous	es			

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:	 			 

#### **Background Papers**

Internal departmental consultation replies.