

10 DCSE2007/2757/F - DEMOLITION OF EXISTING GARAGE. EXTENSION TO FORM ANNEXE ACCOMMODATION, NEW GARAGE AND LARGER PORCH/UTILITY ROOM. NEW DORMER WINDOW TO EXISTING PROPERTY, REDCROFT, LLANGROVE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6EY

For: Mr & Mrs P. Hughes per Mr A Powell, Yew Tree Cottage, Brockhampton, Herefordshire, HR1 4SJ

Date Received: 29th August, 2007

Ward: Llangarron

Grid Ref: 52610, 19090

Expiry Date: 24th October, 2007

Local Member: Councillor JA Hyde

1. Site Description and Proposal

- 1.1 Redcroft is a detached red brick bungalow, set in a large garden with mature planting to boundaries, with glazed link to a single storey garage, located between The Squirrels and Rock Cottage on the north side of an unsurfaced track that runs between Farm Lane and the unclassified 71240. The site is located in the smaller settlement of Llangrove.
- 1.2 This application proposes to replace the garage with an annexe/integral garage that will accommodate lounge/kitchen and WC on the ground floor with study, bedroom and WC, shower in the roof space. The annexe will be linked to Redcroft by a single storey porch/utility.

2. Policies

2.1 Planning Policy Statements

PPS1 - Delivering Sustainable Development

2.2 Herefordshire Unitary Development Plan 2007

Policy S2 - Development Requirements

Policy DR1 - Design

Policy H18 - Alterations and Extensions

3. Planning History

- 3.1 DCSE2006/2221/F Addition of pitched roof to flat - Approved 05.09.07
roof

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 A Design and Access Statement has been submitted with the application:

- The proposed annexe is to be used by the applicants elderly mother who is proposing to sell her home in Ledbury and live with her daughter and son-in-law.
- The applicants mother has reached an age where she feels she needs the constant care and support of her daughter whilst wishing to retain her independence.
- The existing gross external area of Redcroft is 199.66 square metres (146.92 square metres ground floor and 52.74 square metres first floor).
- The new extension will have a gross external area of 117.2 square metres.
- Taking into account the footprint of the demolished garage, the overall additional gross area created is only 84.98 square metres (42.5%).
- The extension has been designed so that the ridge height is set 200mm below the existing so it will not dominate the existing dwelling.
- The extension will be constructed in materials to match the existing dwelling.

5.2 Llangrove Parish Council object on the grounds that the proposed development appears to dominate the existing dwelling and surrounding properties and feel that the proposal would potentially be a second dwelling.

6. Officer's Appraisal

6.1 There is no specific policy that deals with proposals for annexes. In terms of policy consideration they are considered extensions which policy H18 is appropriate. This policy sets a criterion against which proposals will be considered: scale, mass, siting, detailed design and materials to ensure that the character of the original building remains the dominant feature.

6.2 Planning permission has been granted for a pitched roof over the existing flat roofed garage this will increase the height of the garage 4.6 metres. This application to replace the garage with an annexe will result in a much higher and bigger structure. The bulk and form of the proposal follows that of Redcroft. Linking the proposal to Redcroft will ensure the original building can be identified. The proposal has also been designed so that it will appear subservient to the scale of Redcroft in that the ridge height will be lower and set behind the forward most wall of the original building. It is considered the resultant building will reflect the scale and character of other dwellings in the locality.

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.

3. E15 (Restriction on separate sale)

Reason: It would be contrary to the policy of the local planning authority to grant consent for a separate dwelling in this location.

Informative(s):

1. N19 - Avoidance of doubt

2. N15 - Reason(s) for the Grant of Planning Permission

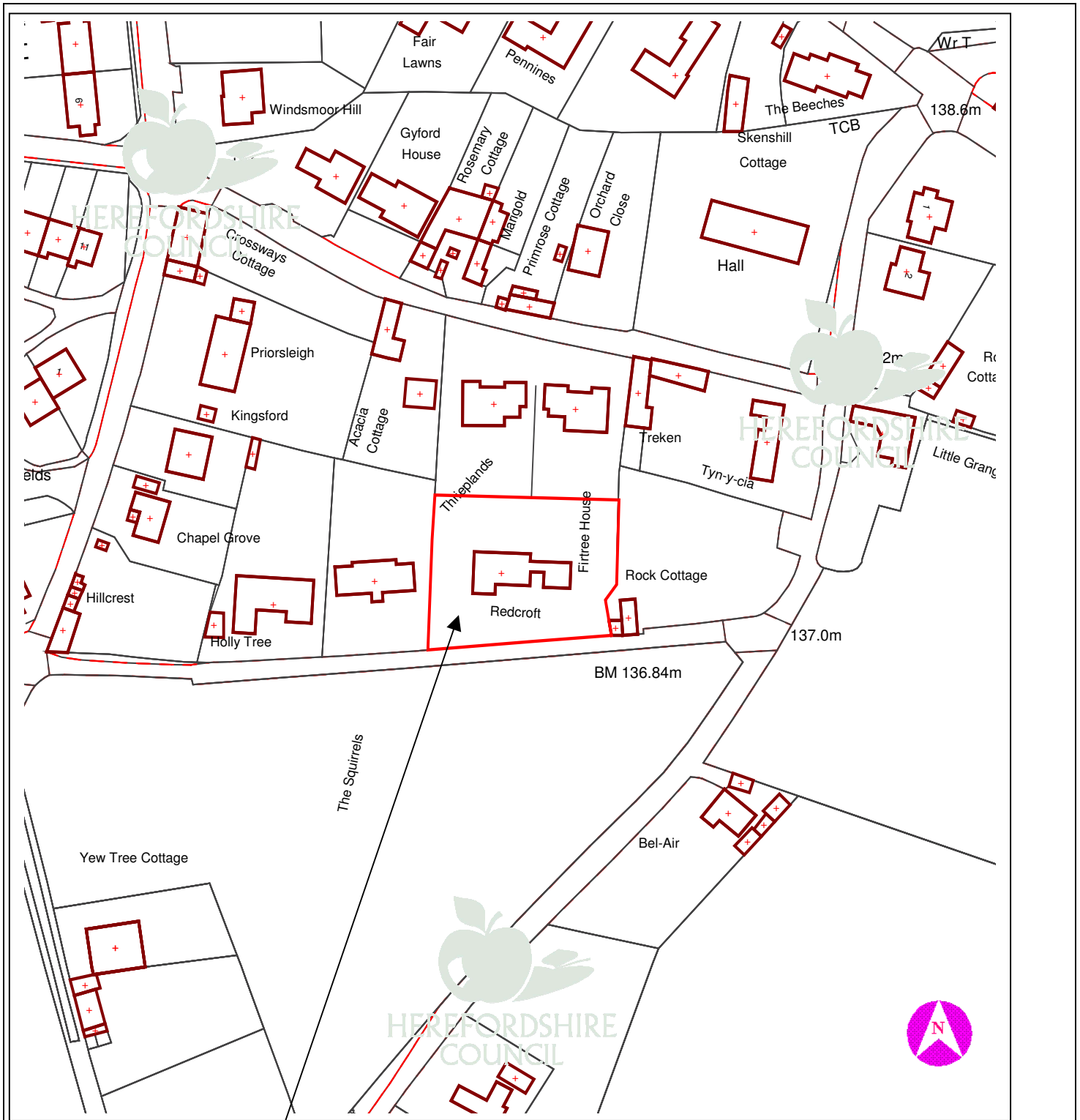
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: DCSE2007/2757/F

SCALE : 1 : 1250

SITE ADDRESS: Redcroft, Llangrove, Ross-on-Wye, Herefordshire, HR9 6EY

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005