

DCSE2007/2435/F - PROPOSED SINGLE STOREY LINK BETWEEN DWELLING AND DOUBLE GARAGE TO ACCOMMODATE GROUND FLOOR STUDY/BEDROOM AND EN-SUITE FACILITY AND FORM REAR EXTENSION, LAND ADJACENT TO THE OAKS, BANNUTTREE LANE BRIDSTOW, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6AJ

For: Mr R Rogers per The Design Partnership, 41 Millbrook Street, Hereford, HR4 9LF

Date Received: 6th September 2007 Ward: Llangarron Grid Ref: 58485, 24478

Expiry Date: 1st November 2007

Local Member: Councillor Mrs. J. A. Hyde

This application was considered by the Southern Area Planning Sub-Committee at its meeting on 10th October 2007 when Members resolved to refuse planning permission contrary to the recommendation of the report. This decision was accordingly referred to the Head of Planning Services to determine if it should be reported to the Planning Committee for further consideration.

In the debate the Members of the Area Sub-Committee gave weight to the views of the Parish Council who considered that the development “would be creating one massive building”. The Area Sub-Committee resolved to refuse permission on the grounds that:

- a) The application is unacceptable in open countryside, and
- b) The dwelling is too large.

The following factors are relevant to this case:

1. This is a householder application with no adverse effect on the neighbours (who have not objected)
2. Whilst Bridstow is not a named settlement in the Unitary Development Plan, this house is in a row of houses in a relatively built up part of Bridstow where the description “open countryside” does not convey the character of the site or its surroundings.
3. The main house and garage, which are the principal contributors to the size of the development, have planning permission and are already under construction. The objection of the parish council, such as it is, relates to the overall size of the development. The current proposals do not add significantly to that size.
4. The Parish Council did not identify any harm which would be caused by the extensions.
5. The Ward Councillor at Committee made reference to policy H13 of the Unitary Development Plan but, given that the main house and garage already have permission, the extension now proposed does not conflict with the detailed provisions of the policy.

Overall it can be seen that the proposal causes no demonstrable harm to any matter of public interest and therefore an appeal against a refusal would be very difficult to defend. For these two reasons the application is referred to this Committee for further consideration.

The original report to the Southern Area Planning Sub-Committee follows:

1. Site Description and Proposal

- 1.1 Planning permission for a detached house with garage to the side of The Oaks was granted in November 2006 and the house is currently being erected. The property is on the corner of Bannutree Lane and the A40(T) in Bridstow. To the south of the site is a private drive providing access to adjoining residential properties. The land on the opposite side of Bannutree Lane is farmland.
- 1.2 The approved double garage would be about 8m in front of the house with access off a new wide access serving both the new house and The Oaks. A similar garage has also been approved for The Oaks to the east of that house. The current proposal is to erect a single-storey extension linking the new house and its garage. This would be narrower and lower at eaves and ridge than the garage, with maximum dimensions about 5.5m deep x 5.3m wide. Compared to the approved plans the garage would be built closer to the house. As the extension would block the main lounge windows the internal layout has been altered and an additional single storey extension would be added at the rear (5.5m wide x 4.2m deep) with a lean-to roof but with a central flat roof section to allow light to the first floor bedroom. External materials would match the new house viz. facing bricks and plain clay tiles.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007

Policy H.13	-	Sustainable Residential Design
Policy H.18	-	Alterations and Extensions
Policy LA.1	-	Areas of Outstanding Natural Beauty

3. Planning History

- | | | | | |
|-----|-----------------|---|---|-------------------|
| 3.1 | DCSE2004/3390/O | Renewal of outline planning permission for one dwelling | - | Approved 25.11.04 |
| | DCSE2006/2848/F | One house with garage | - | Approved 28.11.06 |

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 grant of planning permission.

5. Representations

5.1 A Design and Access Statement has been submitted, which is in summary:

- the site of the new dwelling and new garage once formed part of the southern section of garden belonging to The Oaks
- the new property is a two-storey dwelling with a double garage. The ground floor external envelope will be constructed of red brick to match those of The Oaks with the first floor covered with a smooth s/c and lime render; colour to match that of existing properties in the locality
- the proposal is to construct a single-storey structure that provides a ground floor study/bedroom, with en-suite facilities, (incorporating dual-entry), and access to the rear of the property
- the proposal will link the dwelling to the double garage and form a physical break from the front of the property to the rear
- in the re-design of the internal layout of the dwelling the living area was moved so that it could benefit from the views over Ross-on-Wye towards May Hill
- the link shall be built from the same materials as those used on the new dwelling and double garage.

5.2 The Parish Council objects to the proposal on the grounds that this is creating one massive building.

The full text of these letters can be inspected at Southern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

6.1 The house currently being constructed on the southern half of the garden of The Oaks is similar in style and massing to that dwellinghouse. As a consequence there would be two sizeable houses with only a small gap (about 2.5m) between them. The main issue then is whether the addition of the link and rear extensions would adversely affect the street scene.

6.2 The close juxtaposition of these houses is not wholly untypical of Bannuttree Lane. The houses to the south are of similar width to The Oaks and the new house, are set further forward on their plots and are barely one metre apart, with Appledore jutting forward of Blenheim House, although the attached garage of Appledore provides variation in height. Even with the currently detached garage being linked to the house the resultant building would not be further forward on its plot than Appledore and the link would be roughly in line with Blenheim House. Being to the rear of the garage and a narrower and lower structure it would not be prominent when viewed from Bannuttree Lane and only a small section (about 0.5m at most) of the external wall and the roof sloping away would be seen above the side boundary fence.

6.3 The rear extension would be a larger structure (up to 5m high). The new house is 'T' shaped and the extension would be formed within the rear arm of the house and would probably not be visible from Bannuttree Lane. It would project about 1.5m beyond the rear main wall of the house and its height at this point would be about 3.4m. Being on the far side of the house from the access drive along the side of the property it would not be readily visible above the boundary fence. Consequently although a large house for this plot the proposed additions would have relatively little visual impact when seen from public viewpoints and the harm to the street scene would not be sufficient, in my view, to justify refusing planning permission.

6.4 The rear extension would be close to the side wall of The Oaks but would not extend beyond the rear wall of that property although the sloping roof would cut across windows in the side wall of that property. There would be sufficient distance between the new house and Warley House to the (rear) west to ensure that the former did not appear overbearing. The proposals would not therefore harm the amenities of neighbours.

RECOMMENDATION

That subject to expiry of the consultation period and no new representations being received the officers named in the Scheme of Delegation to Officers be authorised to approve the application subject to the following conditions and any additional conditions considered necessary by officers:

- 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**

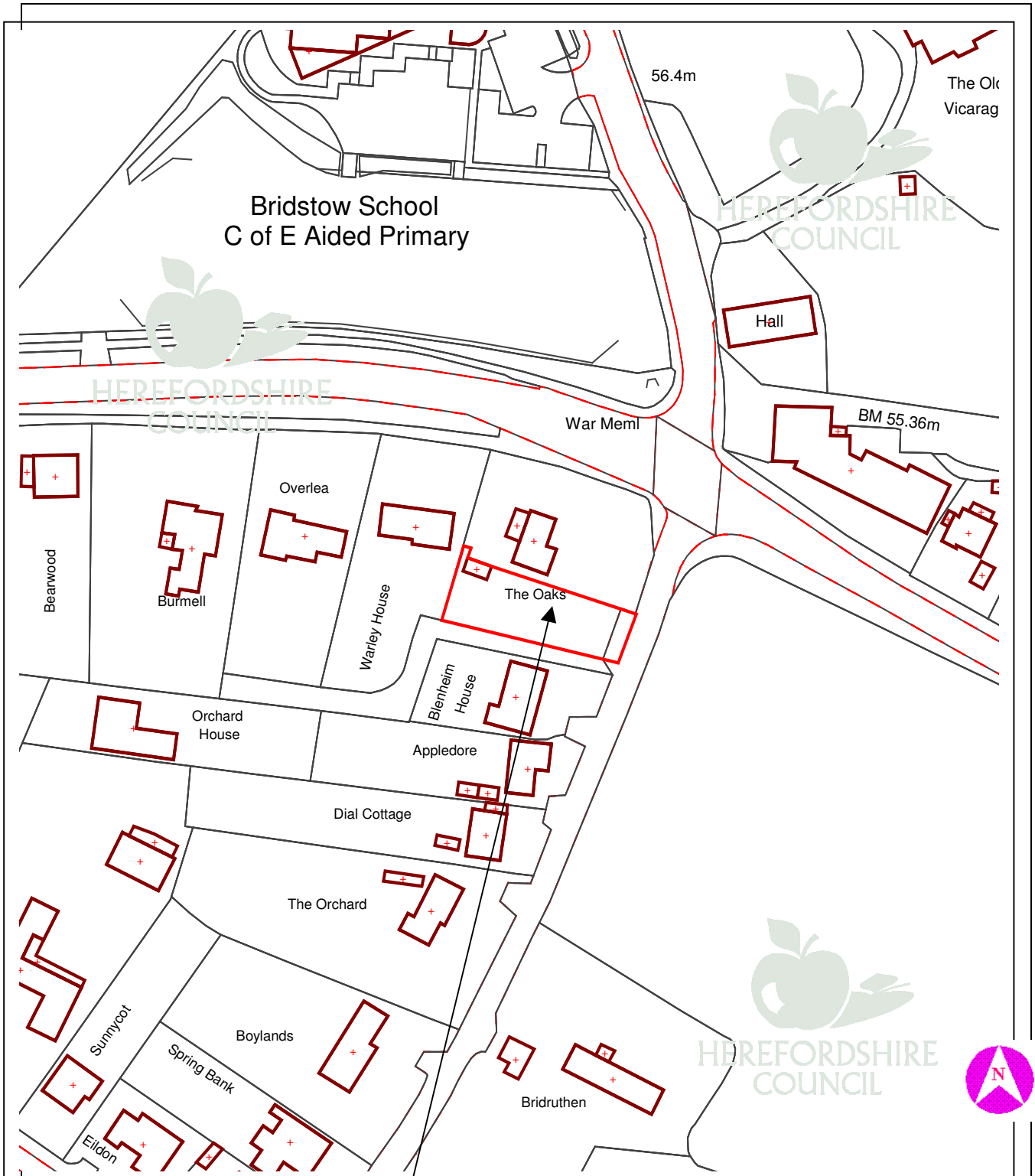
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2007/2435/F

SCALE : 1 : 1250

SITE ADDRESS : Land adjacent to The Oaks, Bannutree Lane Bridstow, Ross-on-Wye, Herefordshire, HR9 6AJ

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