

10 DCSE2007/3412/F - GROUND FLOOR KITCHEN/DINING EXTENSION, AND GROUND FLOOR EXTENSION TO EXISTING ANNEXE TO FORM ADDITIONAL BEDROOM AND BATHROOM, 2 DOWARD PLACE, GOODRICH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6HY.

For: Mr & Mrs Chambers per Mr C Goldsworthy, 85 St Owens Street, Hereford, HR1 2JW.

Date Received: 2nd November, 2007 Ward: Kerne Bridge Grid Ref: 57529, 19325

Expiry Date: 28th December, 2007

Local Member: Councillor JG Jarvis

1. Site Description and Proposal

1.1 2 Doward Place, a 3-storey mid-terrace cottage with stand-alone annexe building at the rear, is on the east side of the unclassified 70405 that leads from Goodrich to Welsh Bicknor Youth Hostel, located in the main village of Goodrich and within the Wye Valley Area of Outstanding Natural Beauty. Corner Piece is opposite.

1.2 This application is for an extension between the neighbouring cottage, 1 Doward Place, and the annexe to provide kitchen and dining family room, and a bedroom and bathroom extension that will project from the rear wall of the annexe.

2. Policies

2.1 Planning Policy Statement

PPS1 - Delivering Sustainable Development

2.2 Herefordshire Unitary Development Plan 2007

Policy S2 - Development Requirements
Policy S7 - Natural and Historic Heritage
Policy DR1 - Design
Policy DR3 - Movement
Policy H18 - Alterations and Extensions
Policy LA1 - Areas of Outstanding Natural Beauty

3. Planning History

3.1 None.

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 Traffic Manager recommends refusal. The development has a potential to increase parking problems in the vicinity of the development.

4.3 Public Rights of Way Officer – no reply received.

5. Representations

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

- This application is for single storey extensions to form a new kitchen/dining room and an additional bedroom and bathroom.
- 2 Doward Place is a 3-storey, 3-bedroomed terrace cottage. There is an existing 2-storey annexe at the rear of the property which is currently used as a study/storage room and guest bedroom.
- The new open plan kitchen and dining room will be built on part of the existing rear courtyard.
- The annexe will also be extended at ground floor level to form a new bedroom and bathroom facing southwest.
- The proposals will give the family a larger and more flexible living space.
- The existing annexe will be directly accessible from the link extension.
- The existing kitchen has no windows and would be better suited as the utility room and WC.
- The existing dining room is separated from the kitchen by a flight of steps.
- The extension provides space to combine a larger kitchen with dining room with direct access into the both the garden and annexe.
- The existing floor area of the cottage and annexe is 157.43sq. metres.
- The kitchen link extension is 31.45sq. metres and the annexe extension is 18.67sq. metres.
- The proposals are of simple vernacular design, in keeping with the surrounding buildings.
- The proposed development is at the rear of the property and will not be seen from the road.
- Materials will match; render, natural stone and slate.
- The proposed link is of modest proportion, with the roof kept no higher than the lowest ridgeline of the surrounding buildings.
- None of the new windows directly overlook any neighbouring properties.
- Wheelchair access is possible at ground floor level for both the existing cottage and the annexe.
- The proposals give wheelchair users greater access to living spaces, with more facilities available on the same level, including the new ground floor guest bedroom and bathroom.

5.2 Goodrich Parish Council has no objection.

5.3 Objections have been received from Mr and Mrs J Jarvis, 10 Vicarage Road, Harborne, Birmingham, B17 0SP (owners of 3 Doward Place), and Mr T Ingram by E-mail.

- The current design will affect "right to light".
- One wall appears to block light to half of our French doors and hardly any light at all will be received from the right hand aspect of our property.
- Also a kitchen door will open in close proximity of our building.

- We have 2 full rights of way afforded to us over the courtyard which runs directly through the proposed development.

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 This application is for an extension to the rear of this mid-terrace house that will be partly built over an open yard area that the neighbour has said they have a right of way over and the extension will obstruct this right. However, this is a private right of way, which the public do not have a right to cross. It is not the purpose of the planning system to protect private rights.
- 6.2 Policy H18 deals specifically with alterations and extensions to dwellings. The policy sets a criterion for consideration; scale, siting, and design to ensure adequate levels of privacy and environmental quality. The infilling of the courtyard will involve the construction of a wall that will project off the annexe towards the applicant building. It is said this new wall will reduce light through the neighbours French doors. Although, the new wall will project some 3metres from the annexe towards the rear of these dwellings, the extension will not be in front of the French doors. Given the orientation of the existing terraced cottages and the height and juxta position of the annexe it is not considered this part of the application would cause significant further loss of light into the neighbouring property. There is no objection to the bedroom and bathroom extension that will be built off the rear of the annexe.
- 6.3 While, the Traffic Manager has recommend refusal of this application in that it would lead to parking problems in the area, the site does not have on site parking. The applicants presently park their vehicles on the adjoining roads. Officers are not aware this causes problems in the locality and do not consider the proposal would lead to such an increase that would cause a nuisance to other road users.

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.

Informative(s):

- 1. N14 - Party Wall Act 1996**
- 2. N19 - Avoidance of doubt**
- 3. N15 - Reason(s) for the Grant of Planning Permission**

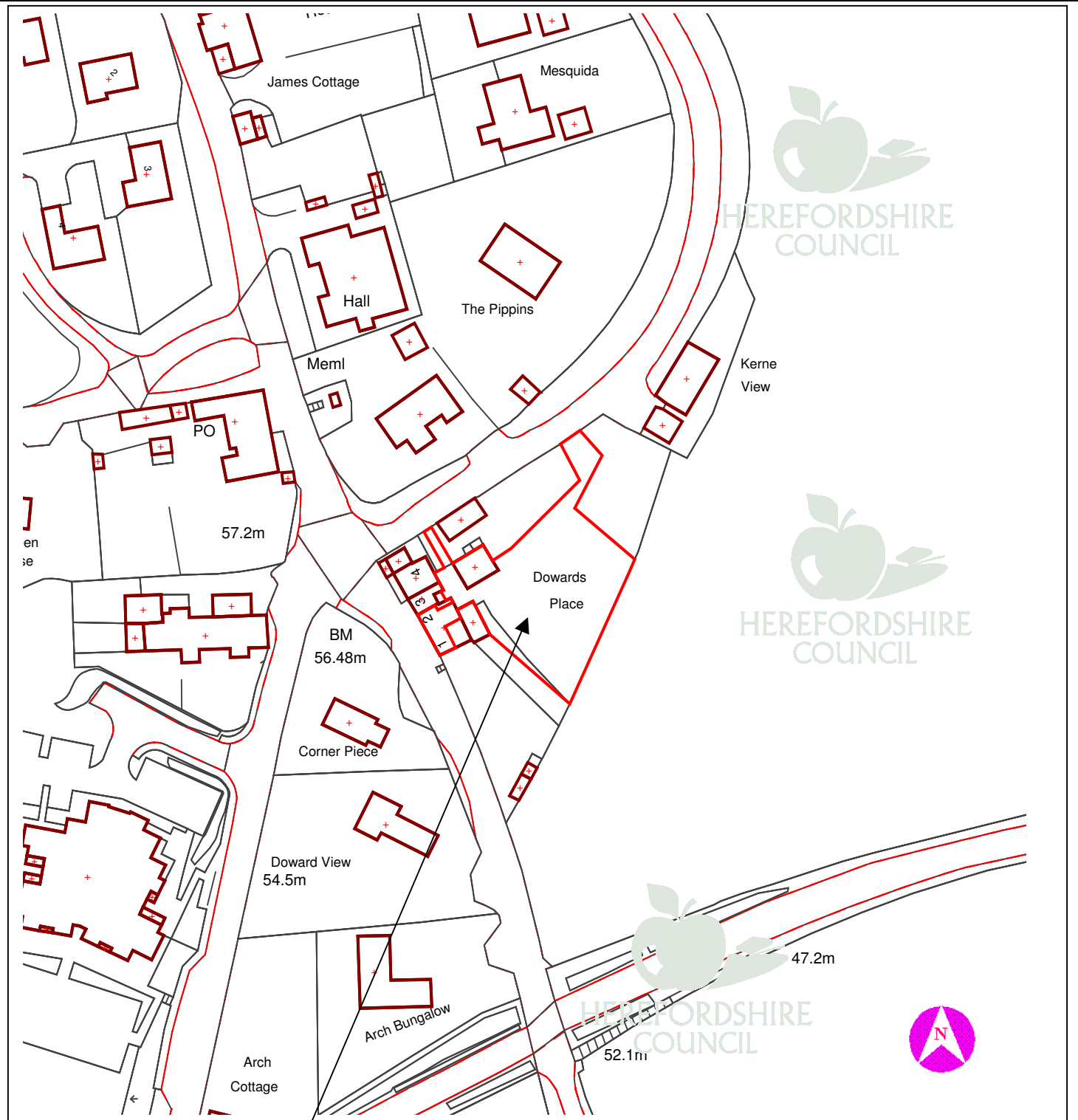
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2007/3412/F

SCALE : 1 : 1250

SITE ADDRESS : 2 Doward Place, Goodrich, Ross-on-Wye, Herefordshire, HR9 6HY

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