

11 DCCW2008/0354/F - PROPOSED SINGLE STOREY SIDE/REAR EXTENSION AND NEW DETACHED GARAGE AT 14 WILLOW RISE, SUTTON ST. NICHOLAS, HEREFORD, HEREFORDSHIRE, HR1 3DH

For: Mr. Fletcher per Total Design, 2 Court Lane, Newent, Gloucestershire, GL18 1AR

Date Received: 13th February, 2008 Ward: Sutton Walls Grid Ref: 53467, 45349

Expiry Date: 9th April, 2008

Local Member: Councillor KS Guthrie

1. Site Description and Proposal

- 1.1 The application site, No. 14 Willow Rise, is a modern two storey dwelling with integral garage, located within a small housing estate and served by a narrow private drive off the main cul de sac. The house itself is a fairly orthodox design incorporating some traditional detailing with secondary dormer gables to front and rear and bracketed porch. Facing materials are reconstituted stone and tiles.
- 1.2 The site is on the south east corner of the junction with the C1126. The rear of the house faces the C1126 and the gable end faces The Rhea. The highway boundaries are formed by stone walling supplemented by trees and shrubs at the rear. Adjoining the site to the south east is another detached house, No. 15 Willow Rise, the position of which is slightly skewed in relation to the application site so that its northern corner is approximately 3.50 metres from the boundary.
- 1.3 The site is within the Sutton St. Nicholas Conservation Area and there are several listed buildings in the vicinity including the Grade II * Sutton St. Nicholas Church to the west.
- 1.4 It is proposed to absorb the integral garage into habitable space within the house and replace the garage doors with a window. A new detached, pitched roof, single storey garage is proposed at the front of the house. The garage would have a width of 4.460 metres, length of 6.10 metres with eaves and ridge heights of 2.30 metres and 4.000 metres respectively. Facing materials would be reconstituted stone and tiles to match the existing house.
- 1.5 It is also proposed to erect a single storey, lean-to style extension alongside the full width of the south eastern gable side wall of the house and having a width of 1.80 metres occupying most of the space to the boundary with No. 15 Willow Rise.
- 1.6 As a continuation of the side extension and projecting 3.30 metres from the rear wall of the existing house it is also proposed to erect a conservatory having a hipped roof with eaves and apex heights of 2.40 metre and 3.80 metres respectively. The side close to the boundary with No. 15 Willow Close and the rear elevation would be glazed above a plinth wall and the roof would be tiled with materials to match existing.

2. Policies

2.1 Planning Policy Guidance:

- PPS1 - Delivering Sustainable Development
- PPG15 - Planning and the Historic Environment

2.2 Herefordshire Unitary Development Plan 2007:

- Policy S1 - Sustainable Development
- Policy S2 - Development Requirements
- Policy DR1 - Design
- Policy H16 - Car Parking
- Policy H18 - Alterations and Extensions
- Policy HBA4 - Setting of Listed Buildings
- Policy HBA6 - New Development Within Conservation Areas

3. Planning History

3.1 None on site.

4. Consultation Summary

Statutory Consultations

4.1 None.

Internal Council Advice

4.2 Traffic Manager: Recommends that parking and turning space is provided for 2 cars.

4.3 Conservation Manager: The proposed extension should blend well with the existing house and will be largely screened by trees. Although the site is within the Conservation Area and adjacent to several listed buildings the relatively modest scale of the extension and continuation of materials used in the existing house mean that it should not have a detrimental impact.

Recommendation: No objections.

4.4 Public Rights of Way Manager – Comments awaited.

5. Representations

5.1 Sutton Parish Council: "It occurs to us that the new garage building proposed under this application may breach the conditions set out by the then County Council for the Willow Rise development.

We believe that this new structure would be in a Conservation Area. As such we oppose the garage part of this application."

5.2 One letter of objection has been received to date from Mr. A.W. Scott and Mrs. S.A. Scott the owners of 15 Willow Rise, Sutton St. Nicholas. The main points raised are summarised as follows:-

- 1) The plan for a new detached garage in front of the existing building would be in breach of restrictive covenants attached to each property in Willow Rise development.
- 2) The building of this structure (garage) would clearly obstruct the visual outlook to and from St. Nicholas Church, a listed building within a Conservation Area.
- 3) The proposed building would form a solid brick structure with roof extending right up to our boundary. It would protrude well beyond the current house length of the applicant forming an intrusive and unreasonable barrier which is currently open space. Visually this is unacceptable and inappropriate.
- 4) The extension would obstruct and restrict light to No. 15 Willow Rise.
- 5) The extension would affect value of No. 15 Willow Rise.
- 6) Noise intrusion from the kitchen being on the property boundary adjacent to the rear patio area of No. 15 Willow Rise.
- 7) The property lies within a Conservation Area and any further development that does not add to the natural beauty of the village should be opposed.

The full text of this letter can be inspected at Central Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting. Any further representation received between the time of writing this report and the closure of the consultation period will be reported to Members at Committee.

6. Officer's Appraisal

- 6.1 The proposed garage would be sited forward of the existing dwelling close to the stone boundary wall. Whilst this will be a new element in the small open area, it is considered that the modest scale, detailed design and use of matching facing materials will enable it to relate appropriately to the existing dwelling. As such it would not appear out of character in the surrounding residential development and would not have a negative impact on the visual amenity of the area.
- 6.2 Due consideration has been given to the character of the Conservation Area, within which the site is located, and the setting of nearby listed buildings in particular St. Nicholas Church. Given the modest scale and design of the garage and the juxtaposition of the stone boundary wall which contains the immediate residential context of the application site, it is considered that it will not harm the character of this part of the Conservation Area nor will it harmfully intrude into the setting of the church on the other side of The Rhea or other listed buildings. Moreover, the Conservation Manager raises no objection to the application.
- 6.3 Turning to the proposed extension, it is considered that the narrow single storey side extension linked to a sympathetically designed conservatory, which would project only 3.30 metres beyond the rear wall, will be compatible with the character of the host dwelling in terms of its scale, mass, siting, detailed design and materials. Taking account also, its spatial relationship with neighbouring dwellings, it is considered that the extension will be in keeping with its surroundings and will not harm the character of the Conservation Area or the setting of any nearby listed buildings.

- 6.4 The neighbouring dwelling, No. 15 Willow Rise if positioned slightly forward of the application site, with its side wall at a slight angle projecting away from the boundary. Whilst the proposed extension would be adjacent to the boundary and the conservatory would extend 3.30 metres beyond the plane of the rear wall, it is considered that it would not result in an unacceptable loss of light or produce an over dominant impact on the outlook and amenity of neighbouring property. It is also considered that there is unlikely to be any noise intrusion from inside the kitchen extension, which would have a blank side wall.
- 6.5 With reference to the Parish Council's comments, apart from the covenants referred to by the objector, no specific planning restrictions have come to light. On the matter of the Conservation Area, this appraisal has taken account of designation and relevant policies.
- 6.6 Other matters raised in the letter of objection specifically relating to restrictive covenants, loss of view and property value are not material planning considerations.
- 6.7 Having regard to the nature of the proposed development, the policy context, material considerations and representations received, it is considered that the proposal is acceptable. The consultation period is yet to expire at the time of writing this report and therefore delegated authority is required to enable any further representations to be considered.

RECOMMENDATION

That subject to no further objections raising additional material planning considerations by the end of the consultation period, the officers named in the Scheme of Delegation to Officers be authorised to approve the application subject to the following conditions and any further 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. B06 (Matching stonework/brickwork).**

Reason: To ensure that the new materials harmonise with the surroundings.

- 3. E17 (No windows in side elevation of extension).**

Reason: In order to protect the residential amenity of adjacent properties.

- 4. E19 (Obscure glazing to windows).**

Reason: In order to protect the residential amenity of adjacent properties.

- 5. H12 (Parking and turning - single house).**

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Informatives:

1. N03 - Adjoining property rights.
2. N14 - Party Wall Act 1996.
3. N19 - Avoidance of doubt.
4. N15 - Reason(s) for the Grant of PP/LBC/CAC.

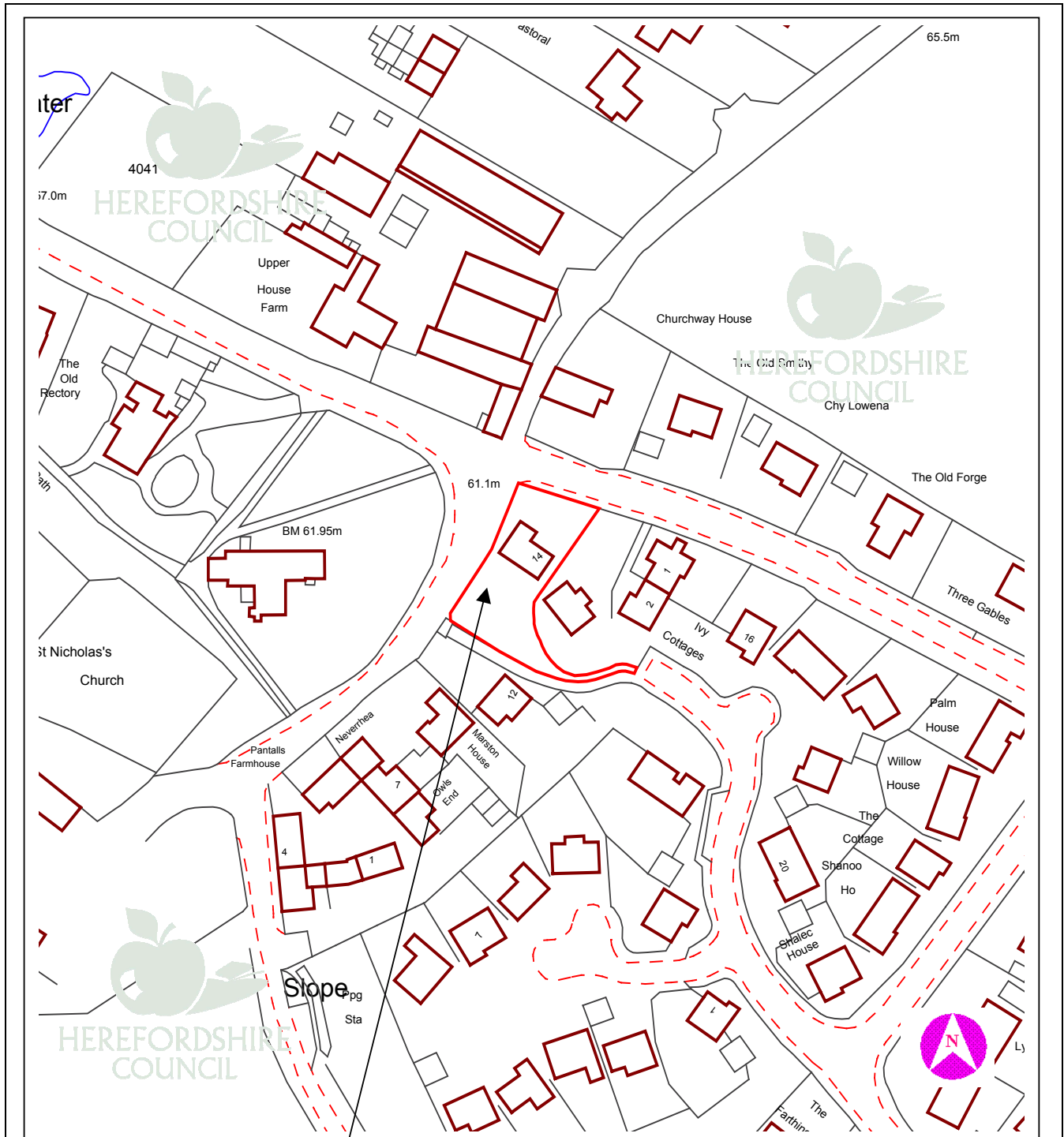
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2008/0354/F

SCALE : 1 : 1250

SITE ADDRESS : 14 Willow Rise, Sutton St. Nicholas, Hereford, Herefordshire, HR1 3DH

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