

**15 DCSE2008/0384/F - TWO STOREY EXTENSION AND REPLACEMENT OF EXISTING GARAGE, BROCKWOOD, HOWLE HILL, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5SH.**

**For: Mr A Young, Brockwood, Howle Hill, Ross-on-Wye, Herefordshire, HR9 5SH.**

**Date Received: 14 February 2008      Ward: Kerne Bridge      Grid Ref: 60300, 20449**

**Expiry Date: 10 April 2008**

Local Member: Councillor JG Jarvis

**1. Site Description and Proposal**

1.1 The application site occupies the north-west corner formed by the junction of the road leading up Howle Hill from Coughton and the land leading north-eastwards across Howle Hill. The modern two-storey detached house is 'L'-shaped with in part an assymetrical roof. At the rear is a single garage accessed off the lane. This has a workshop below, taking advantage of the change in level. Adjoining Brockwood to north-west and west are other houses, with further housing on the opposite side of the Coughton-Howle Hill road. To the north-east is farmland.

1.2 It is proposed to erect a two-storey rear extension. This would continue the existing gable and extend about 4m from the rear main wall and about 1.6m beyond the existing single-storey lean-to utility room. New windows would be formed in the west elevation at both ground and first floor levels. The external materials would be painted render and tiles to match the existing house. In addition a double garage would be erected to replace the existing garage. This would be about 4.9m wide and 5.4m deep x 5.1m to ridge, with a workshop below the parking space. It would be located more or less parallel to and about 2m from the rear boundary.

**2. Policies**

**2.1 Planning Policy Guidance**

PPS7 - Sustainable Development in the Countryside

**3.1 Herefordshire Unitary Development Plan 2007**

Policy H7 - Housing in the Countryside outside Settlements  
 Policy H13 - Sustainable Residential Design  
 Policy LA1 - Areas of Outstanding Natural Beauty

**3. Planning History**

3.1 DCSE2005/3403/F Replacement of garage and two-storey extension. - Approved 15.12.05

#### 4. Consultation Summary

##### Statutory Consultations

4.1 No statutory or non-statutory consultations required.

##### Internal Council Advice

4.2 The Traffic Manager recommends conditions be included if permission is granted.

#### 5. Representations

5.1 The Design and Access Statement in summary is:

- (1) The property is a three bedroom detached house set in the centre of a good-sized garden. The driveway is accessed from the public highway and is about 2 metres above the ground level of the main house.
- (2) The submitted designs will provide improved secure parking. The void below the garage has been utilized as a store room instead of back-filling with hardcore.
- (3) Consideration has been taken to the physical size of the extension to ensure that it is kept in proportion to the existing house, and not to exceed the proportions of the plot size.
- (4) The proposal will provide: a fourth bedroom, en-suite, bathroom, replacement of single skin utility room, double garage and additional parking.
- (5) The extension will blend with the original house, taking care to match existing window sizes, heights and outlook. Although the garage has increased in height it will remain in good proportion to the main house.
- (6) All finishes and materials will match the existing property and the extension is in keeping with the style of the existing house.
- (7) Access will be improved via the new layout of the driveway, making it safer for residents and visitors to park off the public highway.
- (8) In addition the applicants point out that the scheme is a revision to the previous permission, that Tanglewood has been vacant for nearly 18 months and that the proposals should not affect any existing neighbours.

5.2 Parish Council has no objections to this scheme.

5.3 Two letters have been received objecting to the proposals on the grounds that:

- (1) location plan does not show Tanglewood which is in close proximity to the proposed development at Brockwood and would adversely affect the light and amenity currently enjoyed.
- (2) Tanglewood is a single-storey dwelling with a lower floor level than Brockwood and a gap of 10m between : the proposed extension would dominate Tanglewood, in particular the north elevation which would be close to the boundary and obliterate light to the south side.

- (3) Similarly the much larger garage would dominate the entrance to Tanglewood making the driveway dark and unpleasant and adversely affecting light to the front of that property.
- (4) The proposed west elevation windows would immediately overlook the conservatory and garden, resulting in a considerable loss of privacy and with the loss of light preventing enjoyment of the garden.
- (5) It will exacerbate vehicular usage of joint driveway during construction and also when completed - this has been blocked previously causing problems and additional traffic is a great worry.
- (6) Construction would create noise, vibrations, dust and grit which will have a detrimental effect.
- (7) Overhead power lines bringing power to Tanglewood would need to be moved.

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 two main issues are whether the extension would have an unacceptable impact on the rural character of the area and the effect on the amenities of neighbours.
- 6.2 The extension would involve an increase in the cubic capacity of the original dwelling of about 30%. To this would be added the larger garage but even combined the proportionate increase would be within the scope of the Council's policy for domestic extensions. Nor would either proposal dominate or be out of character with the original house. The garage would be much taller than normal but viewed from the adjoining lane would appear as a typical domestic garage, the additional 2m only being visible from within the garden. The application property is adjoined by houses and in my view the extension and garage would not be intrusive in the landscape. I consider therefore that the proposals comply with policies for domestic extensions in the countryside, including the Wye Valley Area of Outstanding Natural Beauty.
- 6.3 The proposed extension would be larger than that approved in 2005, extending about 0.8 m. further to the rear although of similar width. The eaves and ridge height would be the same as the main part of the house in both approved and proposed schemes. However the proposed extension does include a first floor window in the west elevation as this room would be a bedroom rather than a bathroom. This would overlook the garden area to the south of Tanglewood. This property has an unusual 'L' shape plot to the north and west of Brockwood, with the main garden to the west of Brockwood. The west elevation of the proposed extension would be about 9m from the boundary. Furthermore there are two existing bedroom windows in this elevation which are marginally closer to the boundary. Whilst the new window would be closer (a metre or so) to the rear of Tanglewood, and in particular the conservatory, the distance (about 14m) would be sufficient, in my opinion, to ensure that the present degree of privacy was not unduly harmed. This gap would also ensure that there would be adequate daylight and sunlight reaching Tanglewood's garden.
- 6.4 The extension would be closer to the northern boundary (about 4m) but the nearest part of Tanglewood does not have windows facing south, there being a covered

walkway. The garage would be only 2m from the boundary and about 0.4m higher than the existing garage. However the garage would be to the east of the house and would not be visible from ground floor windows in the east elevation as Tanglewood's attached garage projects forward of the house. Whilst it would be a larger building than the existing garage I do not consider that it would be so overbearing as to dominate the front drive and its planted borders.

## 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 C02 (Matching external materials (extension))**

**Reason: To ensure the external materials harmonise with the existing building so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan**

**3 F16 (No new windows in specified elevation)**

**Reason: In order to protect the residential amenity of adjacent properties and to comply with Policy H18 of Herefordshire Unitary Development Plan.**

**4 F07 (Domestic use only of garage)**

**Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling and to comply with Policy H18 of Herefordshire Unitary Development Plan.**

**5 H05 (Access gates)**

**Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan**

**6 H06 (Vehicular access construction)**

**Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan**

**7 H08 (Access closure)**

**Reason: To ensure the safe and free flow of traffic using the adjoining County highway and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan**

**8 H09 (Driveway gradient)**

**Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan**

**INFORMATIVES:**

- 1    **HN01 - Mud on highway**
- 2    **HN04 - Private apparatus within highway**
- 3    **HN09 - Drainage details for Section 38**
- 4    **N19 – Avoidance of doubt – Approved Plans**
- 5    **N15 – Reason(s) for the Grant of Planning Permission**

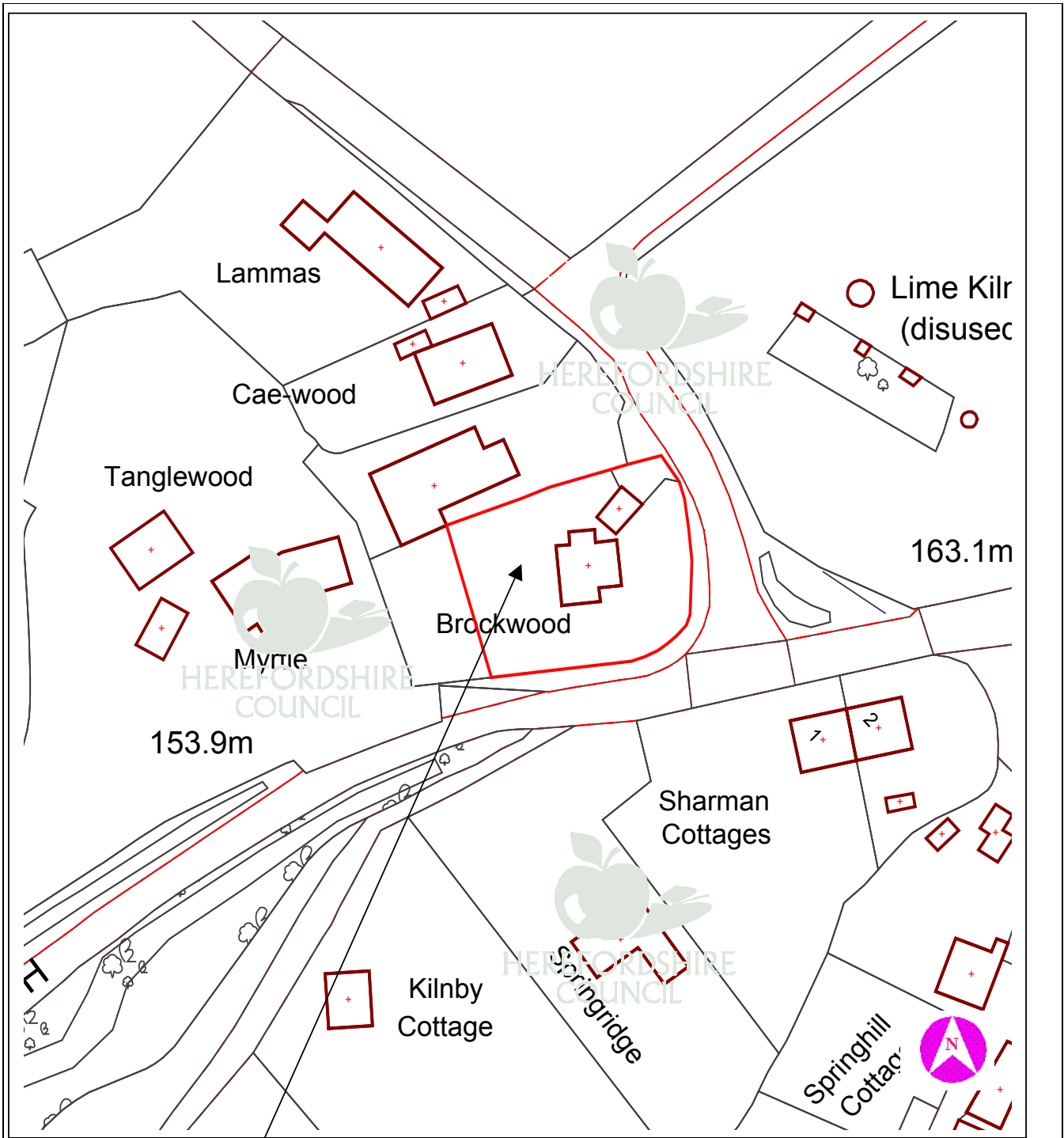
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSE2008/0384/F

**SCALE :** 1 : 734

**SITE ADDRESS :** Brockwood, Howle Hill, Ross-on-Wye, Herefordshire, HR9 5SH

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