

9 DCSE2008/1894/F - SINGLE STOREY REAR EXTENSION AT 3 ROMAN WAY, LINCOLN HILL, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5RL.

For: Mrs Punn per Richard Ball Architect Dip Arch RIBA, Ilex, Ashfield Crescent, Ross on Wye, Herefordshire, HR9 N5PH.

Date Received: 23 July 2008

Ward: Ross-on-Wye West

Grid Ref: 59091, 23231

Expiry Date: 17 September 2008

Local Members: Councillors CM Bartrum and G Lucas

1. Site Description and Proposal

- 1.1 The application site is a detached house on the northwest side of Roman Way almost opposite its junction with Lincoln Hill that is part of a row of 4 similar type properties. A 2 metre high wooden panel fence bounds the site. There is public open space to the rear. The site is located in an established residential area and within the Wye Valley Area of Outstanding Natural Beauty.
- 1.2 This application proposes the replacement of a uPVC framed conservatory extension that is on the rear of the property with a single storey lean-to roofed addition that will accommodate a kitchen extension and dining room. The extension will be constructed in matching materials.

2. Policies

2.1 Planning Policy Guidance

PPS1 - Delivering Sustainable Development

2.2 Herefordshire Unitary Development Plan

Policy S2 - Development Requirements
 Policy S7 - Natural and Historic Heritage
 Policy DR1 - Design
 Policy H13 - Sustainable Residential Design
 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 - no reply received at time of report.

5. Representations

5.1 A Design and Access Statement has been submitted

- the application is for an extension, 25.7 square metres;
- the extension is to the rear to provide additional family space;
- other than late afternoon the extension will not cause overshadowing of the neighbour, 5 Roman Way; and
- materials will match the existing dwelling.

5.2 Ross Town Council no reply received at time of report.

5.3 Objection from Mrs S Morgan, 5 Roman Way, Ross-on-Wye

- Object to the type of roof.
- We would look out onto a solid brick wall to bedroom height which will block light out of our house and will be unpleasant to look out at.

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 Policy H18 deals specifically with proposals for the alteration and extension to dwellings, subject to the following:

1. The original building (that is, as at 1 July 1948 or as originally built if constructed later than this date, and not including any subsequent extensions) would remain the dominant feature.
2. The proposal is in keeping with the character of the existing dwelling and its surroundings in terms of scale, mass, siting, detailed design and materials.
3. The proposal would not be cramped on its plot, including having regard to provision of suitable private open amenity space, and would not adversely impact on the privacy and amenity of occupiers of neighbouring residential property; and 4. The level of resulting off street parking provision is in accordance with policy H16.

6.2 This application is for the replacement of a uPVC framed conservatory addition that is on the rear of this detached house with a lean-to type extension that will accommodate a dining room and kitchen extension. The extension will project no further than the existing conservatory. Insofar as its scale, design, mass, siting, design and use of materials, the proposal is considered acceptable in that it allows the existing building to remain dominant and the simplicity of a lean-to addition does not conflict with the architectural form of the original.

6.3 3 Roman Way is part of a row of 4 dwellings that are of similar design in staggered row. The neighbour, 5 Roman Way, is positioned forward of the site. This relationship between the 2 properties already compromises levels of daylight to a degree. However, given this proposal is for a single storey addition that does not project any further than the existing conservatory it is not considered the extension would further diminish daylight to an extent that would significantly harm the amenity of the neighbour.

- 6.4 Insofar as the scale of the scale and bulk of the proposal is concerned and its possible affect on outlook, officers acknowledge the extension will project above the height of the boundary between the properties but do not consider the amount of building above the fence will cause harm to the outlook of the neighbour.
- 6.5 While, the site is located in the Wye Valley Area of Outstanding Natural Beauty, it is not considered the extension is of a type that would cause harm to the acknowledged visual qualities of the area.

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 B03 (Amended plans)**
Reason: To ensure the development is carried out in accordance with the amended plans and to comply with the requirements of Policy DR1 of Herefordshire Unitary Development Plan
- 3 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

INFORMATIVES:

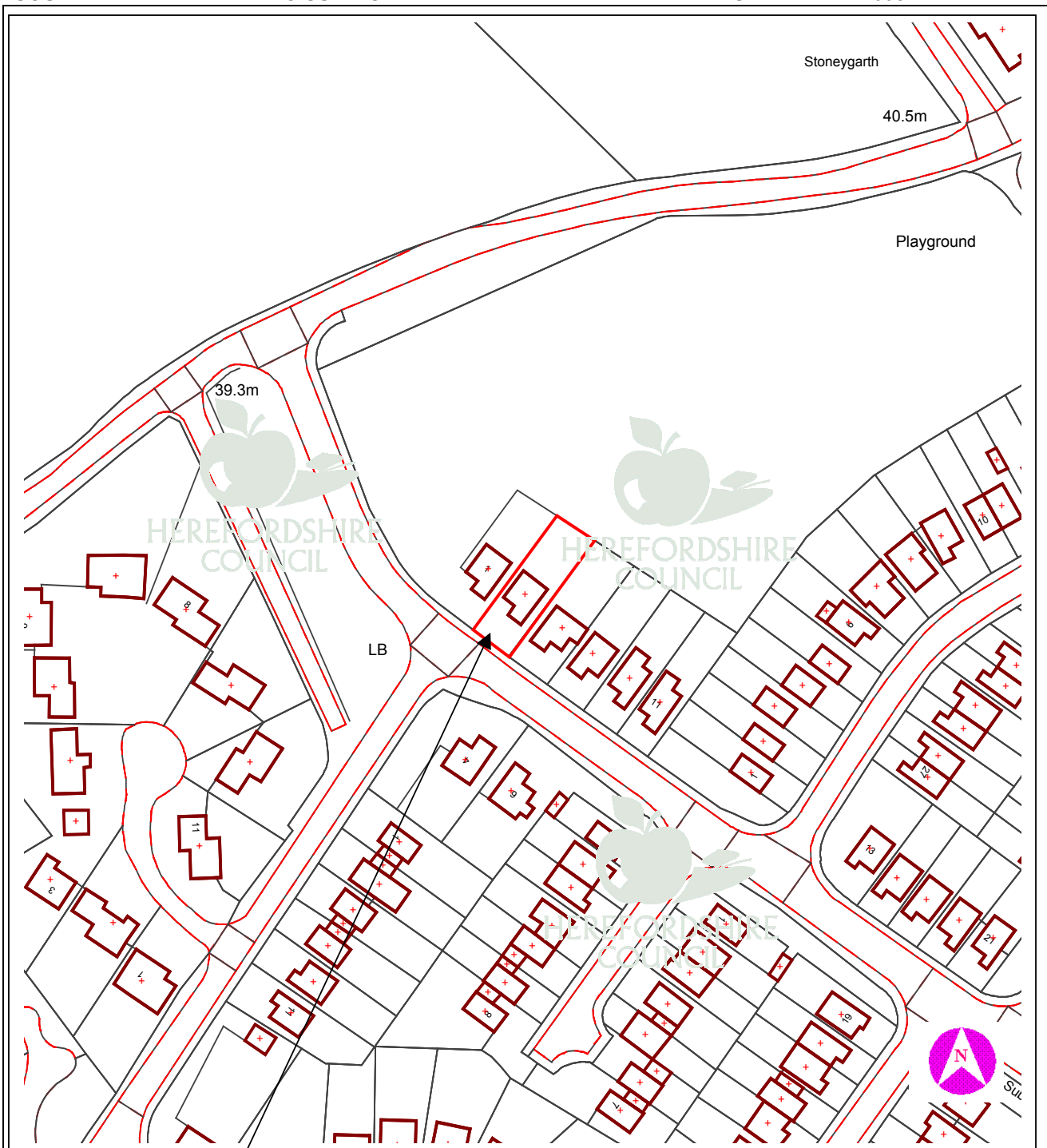
- 1 N19 - Avoidance of doubt - Approved Plans**
- 2 N15 - Reason(s) for the Grant of Planning Permission**

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2008/1894/F

SCALE: 1 : 1250

SITE ADDRESS : 3 Roman Way, Lincoln Hill, Ross-on-Wye, Herefordshire, HR9 5RL

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