

6 DCSE2008/2740/F - SINGLE STOREY REAR EXTENSION TO PROVIDE WHEELCHAIR ACCESSIBLE FACILITIES, 9 GOODRICH CLOSE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5UX.

For: Mr & Mrs A Middlecote per Mrs Clayton, Penelope Clayton Architectural Drawing, 2 Sunshine Close, Ledbury, Herefordshire, HR8 2DZ.

Date Received: 5 November 2008 Ward: Ross-on-Wye West Grid Ref: 59572, 23235

Expiry Date: 31 December 2008

Local Member: Councillor CM Bartrum and G Lucas

1. Site Description and Proposal

- 1.1 9 Goodrich Close, a detached property, is located on the south-west side of Goodrich Close, a cul-de-sac that exits onto Duxmere Drive. A 2 metre high leylandii hedge defines the rear northern boundary. There is wooden panel fencing to other boundaries. The site is located in an established residential area and within the Wye Valley Area of Outstanding Natural Beauty.
- 1.2 This application proposes a single storey extension with a hipped roofed on the rear of the property that will accommodate a bedroom and shower room. The extension has been designed to meet the needs of the applicant's disabled daughter.

2. Policies

2.1 Planning Policy Statements

PPS1 - Delivering Sustainable Development

2.2 Herefordshire Unitary Development Plan

Policy S2 - Development Requirements
 Policy S7 - Natural and Historic Heritage
 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 has no objection.

5. Representations

5.1 A Design and Access Statement has been submitted with this application.

5.2 Ross Town Council has no objection.

5.3 An objection has been received from Mr G Smith and Miss C Nash, 10 Goodrich Close, Ross-on-Wye:

- the extension is positioned close to our boundary taking away our light from our dining room affecting our amenity
- light will also be taken from our garden
- the extension is out of character, scale and design with the original building
- the applicants' site is much higher than our property and while the extension is single storey it will overwhelm our property.

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 It is considered that the determining factor in this application is the impact the proposal will have on the amenity of the neighbouring property through overshadowing and its overbearing impact. The Building Research Establishment has published guidance - Site Layout Planning for Daylight and Sunlight - on the best workable method for assessing any reduction in daylight and sunlight. In measuring the effect of development on daylight and sunlight a 45 degree code is used i.e. the proposed development should not cross a line drawn at 45 degrees from the centre of the nearest window. In this case the nearest window is a patio door in the lounge/dining room of the neighbouring property. Provided the extension does not cross this line then it would normally be considered acceptable. Using the 45 degree line from the centre of the patio doors the extension does not break the 45 degree code. By using this calculation it is not considered the proposal will cause loss of daylight/sunlight to the nearest habitable room in the neighbouring property. The proposal is therefore considered acceptable.

6.2 Insofar as the overbearing of the proposal on the neighbour is concerned the application site is slightly higher than the neighbour's property and the 2 properties are set at an angle of 15 degrees to each other. Also, a 2 metre high leylandii hedge is planted along the common boundary on the neighbour's property. The eaves height of the extension measures 2.3 metres from ground level and the side of the extension will be some 900mm from the centre of the hedge. Given the extension will have a hipped roof with the plane of the roof sloping away from the neighbour and the orientation of the dwellings, it is not considered the extension will have an overbearing impact on the amenity of the neighbouring property.

6.3 In conclusion it is not considered the proposal will cause significant harm to the amenity of the neighbouring property.

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 F15 (No windows in side elevation of extension)**

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

Informatives:

- 1 N19 - Avoidance of doubt - Approved Plans**

- 2 N15 - Reason(s) for the Grant of Planning Permission**

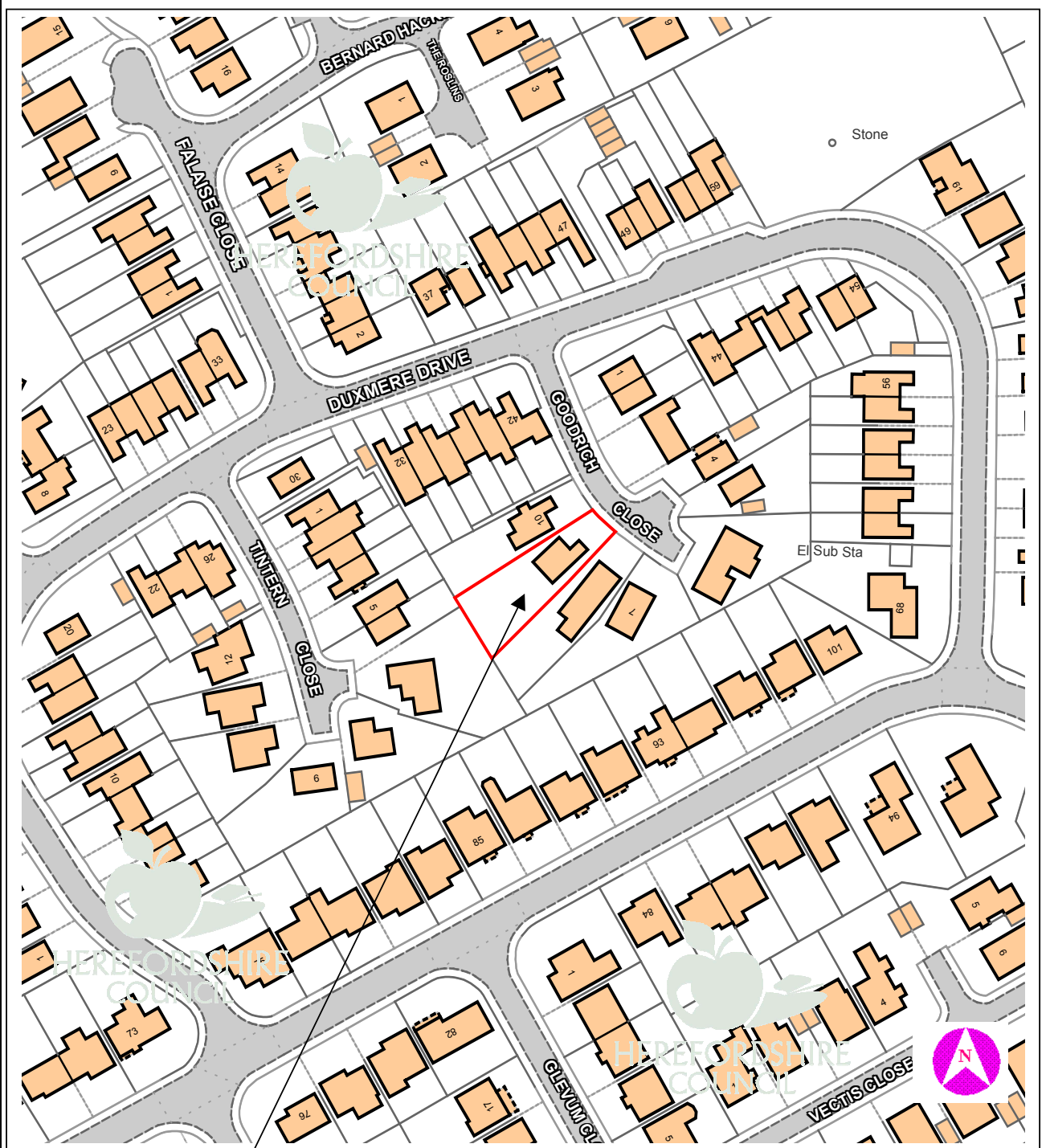
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2008/2740/F

SCALE : 1 : 1250

SITE ADDRESS : 9 Goodrich Close, Ross-on-Wye, Herefordshire, HR9 5UX

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