

9 DCSE0009/0983/F - PROPOSED CONSERVATORY TO ANNEXE, CHEVENHALL, WALFORD ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5PQ.

For: Mr & Mrs D Warwick per B S Associates, Boseley Business Park, Forest Vale Road, Cinderford, GL14 2PH

Date Received: 8 May 2009 Ward: Ross-on-Wye East Grid Ref: 59814, 23470

Expiry Date: 3 July 2009

Local Member: Councillors PGH Cutter and AE Gray

1. Site Description and Proposal

- 1.1 Chevenhall is a large and imposing detached house on the east side of Walford Road, opposite its junction with Palmerston Road. White Keys is to the southwest and Lawford House is to the north. A wooden panel fence runs along the boundary with White Keys. There is tree planting adjacent to the flank wall of White Keys. The site is in the Ross-on-Wye conservation area and within the Wye Valley Area of Outstanding Natural Beauty.
- 1.2 In the southeast corner of the site is a rubble stone building under a slate roof that is being converted to an annexe, pursuant to application DCSE2008/0973/F. This application proposes a conservatory extension, 3.6 metres x 3.4 metres, 2.2 metres to eaves and 3.2 metres to ridge that will have rendered elevations under a slate hipped roof, to the south elevation. A folding patio type door is proposed in the front elevation.

2. Policies

2.1 Planning Policy Statements

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

2.2 Herefordshire Unitary Development Plan

S2 - Development Requirements
S7 - Natural and Historic Heritage
DR1 - Design
H18 - Alterations and Extensions
HBA6 - New Development within Conservation Areas
LA1 - Areas of Outstanding Natural Beauty

3. Planning History

- | | | | | |
|-----|-----------------|---|---|---------------------|
| 3.1 | SE2001/1703/F | Conversion of outbuilding to an annexe | - | Approved 12.12.2001 |
| | DCSE2004/1971/F | Extension. | - | Approved 23.7.2004 |
| | DCSE2008/2536/F | Conversion of outbuildings to an attached annexe and proposed link. | - | Approved 2.12.2008 |

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 The Conservation Manager has no objection.

5. Representations

5.1 A Design and Access Statement has been submitted:

- The site forms part of an established residential area consisting of a variety of housing types including recent infill properties
- The existing outbuildings are to the rear and to one side of Chevenhall and accessible from the main car park to the main house and is being converted to an annexe
- The conservatory is to the south elevation
- By granting of planning permission the property is considered suitable for residential purposes and it is not unreasonable to provide a conservatory for the enjoyment of the occupier of the property
- The conservatory is similar in design to the annexe and therefore of a similar scale
- The buildings are within the conservation area but can only be seen from Walford Road and will be partially screened by the new boundary wall and gates
- The conservatory will therefore have no impact on the conservation area and will be similar in appearance to the remainder of the property

5.2 Ross Town Council has no objection.

5.3 An objection has been received from Mrs JA Hayes, White Keys, Walford Road, Ross-on-Wye:

- The impact on the immediate neighbour to the south is already overwhelming. With the proposed extension to within 2 foot of the boundary fence will be intimidating;
- With this extension the frontage of the building will stretch across the whole of the small side garden of Chevenhall;
- Together with the linking of the adjacent barn the eventual frontage will be almost the length of Chevenhall from the Walford Road;
- The footprint of this development would appear to be a third of Chevenhall itself; and
- From the road the height and mass and visual aspect will be overpowering for the size of this side plot.

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 Work on the conversion of this building to provide annexe accommodation to be occupied in conjunction with Chevenhall is in progress. Policy H18 which deals specifically with proposals for the alteration or extension of residential properties is considered appropriate to the determination of this application. The policy acknowledges these types of proposals can have a significant effect on the character of the original building, the surrounding area and the amenities of adjoining residents. It is important that the scale, siting and design of such development

respects these aspects, so as to ensure adequate levels of privacy and environmental quality. The policy is subject to the following:

- 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;
- The proposal is in keeping with the character of the existing dwelling and its surroundings in terms of scale, mass, sitting, detailed design and materials;
- 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
- The level of resulting off street parking provision is in accordance with policy H16.

6.2 Other than a link connecting the main building to a single storey building on the north side of the annexe, the building is original. This application proposes a small-scale single storey addition on the south side of the building. Insofar as its scale and form is concerned the addition is considered acceptable in that it is visually subordinate and of a size that will allow the scale and character of the original building to remain dominant.

6.3 Folding patio doors are proposed to the front elevation of the extension, which will look out across the curtilage of Chevenhall. However, it is acknowledged there may be a peripheral and oblique view from the doors towards the rear of White Keys which is some 15metres to the southwest of the annexe. While, there is no hard and fast rule concerning separation distances, the space that exists between the two buildings is considered adequate to avoid direct overlooking. Also, the existing boundary treatment between White Keys and Chevenhall, and the tree planting adjacent to White Keys, reconciles the potential of any overlooking that may arise causing the loss of residential amenity to the adjoining property.

6.4 The eaves height of the conservatory extension will project some 900mm above the height of the wooden panel fence that runs along the boundary with White Keys. While part of the extension will be seen from White Keys, this in itself is not considered a substantive reason to object to this proposal. The proposal has been viewed from the White Keys and it is not considered the extension will be visually oppressive or intimidating when seen from the garden or from the living rooms of that property.

6.5 Chevenhall and the annexe building sit in a large garden. While, the annexe is located in the corner of the garden, it is not considered this small extension will lead to the cramming of building on the site and will leave ample space for sitting out and movement around the garden. The proposal will not lead to an increase in parking. Consequently it is considered the scale and form of the proposal complies with policy H18.

6.6 The site is located in the Ross-on-Wye conservation area where consideration needs to be given to the improvement and enhancement of the area. In this respect, the Conservation Manager views the proposed conservatory as being in a similar low-key vein to the existing building and is unlikely to have any discernible impact on the conservation area. The proposal is considered acceptable to the requirements of policy HBA6.

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 (Development in accordance with approved plans and materials)

Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area in accordance 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

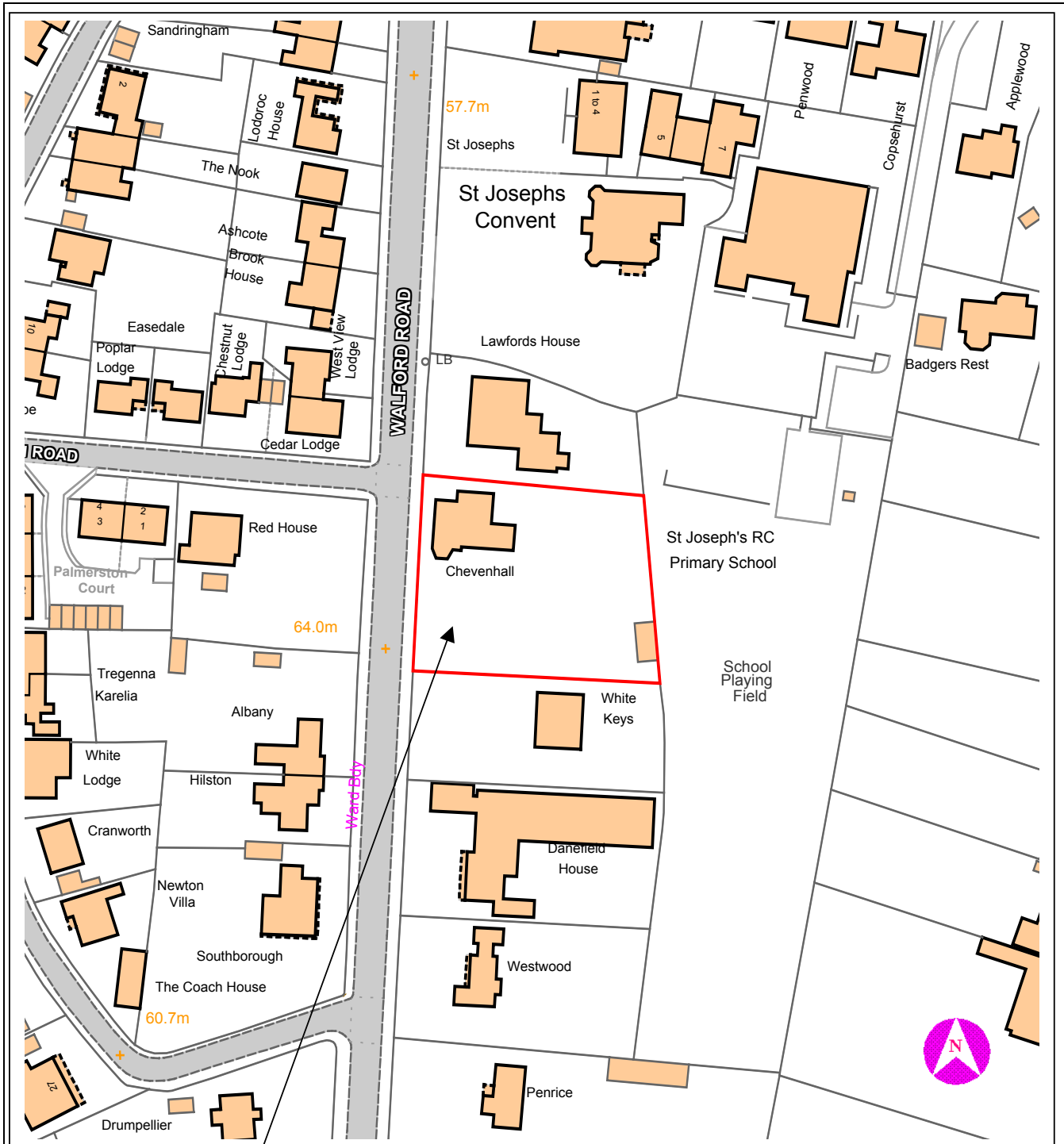
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE0009/0983/F

SCALE : 1 : 1250

SITE ADDRESS : Chevenhall, Walford Road, Ross-on-Wye, Herefordshire, HR9 5PQ

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