

**7 DCSE2003/3010/F - EXTENSION AND LOFT  
CONVERSION. DETACHED GARAGE, HORNBEAM,  
WESTON UNDER PENYARD, ROSS-ON-WYE,  
HEREFORDSHIRE, HR9 7PA**

**For: Mr D Gardiner per Andrew Marcham & Co,  
7 Church Street, Newent, Gloucestershire, GL18 1PU**

**Date Received: 3rd October 2003**

**Ward: Penyard**

**Grid Ref: 63296, 23244**

**Expiry Date: 28th November 2003**

Local Member: Councillor H. Bramer

## **1. Site Description and Proposal**

1.1 Hornbeam is located on the west side of the lane that runs to the south from the A40 opposite Hunsdon Manor in Weston under Penyard. The property is a detached three bedroomed bungalow built in brick with a tile roof. The bungalow is set back from the lane and is within a large curtilage.

1.2 This proposal is primarily for the extension of the property to its rear. This involves a single storey extension to provide a lounge and a separate single storey extension to provide a bedroom and kitchen. In addition, the attic of the existing building, including that over the bedroom and kitchen extension would be converted to provide a bedroom and study. These rooms would have three rooflights, together with a dormer window in the rear elevation. In addition a separate double garage is proposed.

## **2. Policies**

### **2.1 Department of the Environment**

PPG.1 - General Policy and Principles

### **2.2 Hereford and Worcester County Structure Plan**

Policy CTC.2 - Area of Great Landscape Value

Policy CTC.9 - Development Requirements

### **2.3 South Herefordshire District Local Plan**

Policy GD.1 - General Development Criteria

Policy SH.23 - Extensions to Dwellings

Policy C.8 - Development within Area of Great Landscape Value

### **2.4 Unitary Development Plan**

Policy S.2 - Development Requirements

Policy DR.1 - Design

Policy H.18 - Alterations and Extensions

### 3. Planning History

- |     |               |                                                                                                                                                                   |   |                    |
|-----|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|--------------------|
| 3.1 | SE2002/0319/F | Single storey extension to front of dwelling, loft conversion with rear extension and detached garage                                                             | - | Withdrawn 27.02.02 |
|     | SE2002/0562/F | Single storey extension to front of dwelling, two single storey extensions to rear to provide additional living accommodation. Erection of detached double garage |   | Approved 04.04.02  |
|     | SE2003/2230/F | Extension and loft conversion to form additional living accommodation and garage                                                                                  |   | Refused 08.09.03   |

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 None required

#### Internal Council Advice

- 4.2 The Head of Engineering and Transportation has no objection.

### 5. Representations

- 5.1 Weston under Penyard Parish Council state:

"The Parish Council objects to this application as it is felt that the extension as proposed is excessive in size and therefore disproportionate to the existing building, also, the proposed loft conversion would result in different roof levels. Councillors noted that a number of trees have been removed from the grounds, therefore affecting screening of the property."

- 5.2 An objection has been received from:

J. Hercock, Weston Mews, Weston under Penyard, HR9 7NZ

The objection is that the proposed dormer window on the rear elevation would overlook their walled garden and affect its privacy.

The full text of this letter can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

### 6. Officers Appraisal

- 6.1 The main considerations in the determination of this application are the impact of the proposal on the existing dwelling, the adjoining dwellings and the character of the area.

- 6.2 An earlier proposal (SE2003/2230/F) was refused permission in September 2003 for the reason that the extensions would be harmful to the character and appearance of the dwelling. Since that time discussions have taken place and this revised proposal is the result.
- 6.3 In terms of the impact on the existing bungalow, the overall size of the extensions are fairly large. However they are divided into two separate extensions. The purely single storey element follows the scale and design of that which currently exists. The larger element which involves accommodation in the roof space also follows the design which exists but its ridge line is at a lower level. The introduction of the dormer window is not considered to be unacceptable in terms of the design. The proposal also involves the provision of a double garage, to be sited to the south of the bungalow. The design of this reflects that of the existing building and is acceptable. Overall the extensions are considered to meet the requirements of Local Plan Policies GD.1 and SH.23 and are not disproportionate in size or excessive.
- 6.4 With regard to the impact on the adjoining dwellings, concern has been raised from Weston Mews with respect to overlooking from the proposed dormer window. At present the distance from the rear of Hornbeam to the boundary is some 28 metres. The proposed extension will extend the property by 5 metres but the dormer will be set in the roof some 4 metres from the current rear wall. The distance between the dormer and the boundary would therefore be some 24 metres. At this distance it is unlikely that overlooking of Weston Mews, including its garden, to an unacceptable degree would occur.
- 6.5 The site is located within the Area of Great Landscape Value. It is considered that the proposal would not have an adverse impact on the landscape character and is of an appropriate design.

**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. **A06 (Development in accordance with approved plans )**  
**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.