

5 DCSE2003/3177/F - SINGLE STOREY EXTENSIONS TO FRONT AND SIDE OF DWELLING AT13 SYCAMORE CLOSE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5UA

**For: Mr & Mrs R Hayes per D Kirk & Associates, Flat 2,
11 Station Street, Ross-on-Wye, Herefordshire HR9
7AG**

Date Received: 20th October 2003 Ward: Ross-on-Wye West Grid Ref: 59122, 23057

Expiry Date:15th December 2003

Local Members : Councillor M R Cunningham and Councillor G Lucas

1. Site Description and Proposal

1.1 This site is located in a large housing estate within the town of Ross on Wye. The existing two storey house has brick external walls, concrete tiles on the roof and tile hanging on the front elevation (first floor level).

1.2 The proposed development is to erect two single storey extensions on each side of the house i.e. one on the northern corner and one on the southern corner. The proposed extension on the northern corner will be a new garage whilst the existing part integral garage will be changed to form living accommodation. A new pitched roof will be formed over the existing flat roofed section of the garage which currently protrudes out at the front of the dwelling. The proposed living room extension on the southern corner of the dwelling will have a sloping lean-to style roof.

2. Policies

2.1 Planning Policy Guidance

PPG.1 General Policy and Principles

2.2 Hereford and Worcester County Structure Plan:

Policy CTC1 Development in Areas of Outstanding Natural Beauty
PolicyCTC9 Development Criteria

2.3 South Herefordshire District Local Plan:

Policy GD1 General Development Criteria
Policy C5 Development within Area of Outstanding Natural Beauty
Policy SH23 Extensions to Dwellings
Policy T3 Highway Safety Requirements
PolicyT4 Highway and Car Parking Standards

2.4 Herefordshire UDP (Deposit Draft):

Policy S2 Development Requirements
Policy DR1 Design

Policy H18 Alterations and Extensions

3. Planning History

- 3.1 SE2003/1437/F Single storey extensions to front and side - refused 03.07.03
of dwelling

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non statutory consultations required.

Internal Council Advice

- 4.2 Head of Engineering and and Transportation has no objection.
4.3 The Chief Conservation Officer has no objections.

5. Representations

- 5.1 The Town Council has no objection.
- 5.2 A letter of objection has been received from Mr and Mrs ER Higgins, 12 Sycamore Close, Ross on Wye, Herefordshire HR9 5UA. The main points being:
- studied new plans and must again strongly object
 - the proposed ground floor living room extension has changed little other than the roof line and slight reduction in dimensions,
 - new roof line is an improvement however there are still objections to proposal,
 - the extension will still greatly restrict objectors' light to the two existing ground floor windows on the side of dwelling. These windows are only source of daylight to these two rooms,
 - proposed extension covers a larger area and difficult to visualise its impact on objectors property,
 - proposed extension too close to boundary of objectors' property and window,
 - objections were not considered adequately and are not reflected in the new plans,
 - the current scheme would negatively affect the objectors' family and property.

The full text of these letters 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 issues relate to the size, design and external materials of the proposed extensions and their affect on neighbouring dwellings. In this case the effect of the proposed side extension (southern corner) on the side ground floor windows to the neighbouring dwelling immediately to the east i.e. No. 12 Sycamore Close is a particular issue. Policies GD1 and SH23 of the South Herefordshire District Local Plan directly relate to these issues.
- 6.2 A previous planning application (ref No SE2003/1437/F) for two single storey extensions on each side of this dwelling was refused planning permission on 3rd July

2003 as it was considered that the proposed extension on the southern corner would adversely affect the residential amenities of the occupants of the neighbouring dwelling by reason of loss of light to the ground floor windows on the side of that dwelling and also over-domination.

- 6.3 The applicants subsequently discussed the proposed development with the case officer and as a result have submitted this revised application. The originally proposed roof on the southern extension has been reduced in height by approximately 1 metre and the design altered so that the side facing gable has been replaced by a lean-to sloping roof. Also the footprint of this extension has been moved away from the neighbours boundary by a further 0.5 metre. As such it is considered that the reasons for refusal in the previous application have been overcome in this current proposal.
- 6.4 The proposed extensions will be in keeping with the scale and character of the existing dwelling and be in matching external materials. The proposed extension on the northern corner of the dwelling will not affect any neighbours. The proposed extension on the southern corner, in its revised form, will not adversely affect the residential amenities of the neighbouring dwelling to the east. The neighbouring dwelling has a single storey lean-to on the side, the outer wall of which is positioned nearly right up to the common boundary of the two properties. There are two small windows (both with obscure glass) in this outer side wall which serves what appears to be a utility room and a w.c. The two dwellings are positioned at an angle to each other. Although the nearest point of the proposed extension is only 1.25 metres away from the neighbours' side wall the other end of the extension is further away. Also the roof of the proposed extension is a sloping lean-to roof. Consequently it is considered that the proposed extension will not adversely take light away from these two windows in the neighbours' side wall.
- 6.5 The proposed development is therefore considered to be acceptable and in accordance with planning policies in particular policies GD1 and SH23 of the South Herefordshire District Local Plan

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 A07 (Development in accordance with approved plans)

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3 Before any work commences on site full details of the materials to be used externally on the walls (above window level only) on the north east elevation of the living room extension, hereby approved, shall first be submitted to and be subject to the prior written approval of the local planning authority.

Reason: To ensure that the development is satisfactory in appearance.

INFORMATIVE

- 1 N03 - Adjoining property rights**
- 2 N14 - Party Wall Act 1996**
- 3 N15 - Reason(s) for the Grant of Planning Permission**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.