

**9 DCSE2003/3316/F - TWO STOREY EXTENSION,
DESIGN HOUSE, BULLS HILL, ROSS ON WYE,
HEREFORDSHIRE HR9 5SD**

**For: Mr & Mrs R Porter, Design House, Bulls Hill,
Ross-on-Wye, Herefordshire, HR9 5SD**

Date Received: 3rd November 2003 Ward: Kerne Bridge Grid Ref: 59719, 20392

Expiry Date: 29th December 2003

Local Member: Councillor Mrs. R. F. Lincoln

1. Site Description and Proposal

- 1.1 The application premises comprise a two-storey detached house set in a large garden. The property is on an elevated location on Bulls Hill with the land falling away to the north-east. The house is positioned close to the north-western boundary with the adjoining house (Linden Lea). These properties are located a short distance along an access track that leads to the east off the Wythall - Bulls Hill road. The house is of stone construction but appears to have been considerably extended and altered in character.
- 1.2 It is proposed to extend this stone cottage by the erection of a two-storey extension at the south-eastern end. This would create an 'L' shaped property with the ridge of the extension at right angles to the axis of the existing house. The gable of the extension would project forward of the front of the house by about 1.9m. The width of the extension (about 5.5m) would be slightly smaller than the depth of the existing house (about 6m). The front and rear elevations would be of stone with the end elevation rendered. Dormer style windows would be inserted in the end elevation, plus a mixture of casement and patio-style windows.

2. Policies

2.1 Planning Policy Guidance

PPG.7 - The Countryside: Environmental Quality and Economic & Social Development

2.2 Hereford and Worcester County Structure Plan

Policy H.20 - Housing in Rural Areas
Policy CTC.1 - Areas of Outstanding Natural Beauty
Policy CTC.2 - Areas of Great Landscape Value

2.3 South Herefordshire District Local Plan

Policy SH.23 - Extensions to Dwellings
Policy C.5 - Development in Area of Outstanding Natural Beauty
Policy C.8 - Development in Area of Great Landscape Value
Policy GD.1 - General Development Criteria

3. Planning History

- 3.1 There is no record of any applications.

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Head of Engineering and Transportation has no objection to the grant of permission. The development would not appear to affect public footpath WA32 (Wye Valley Walk) which passes close to the site.

5. Representations

- 5.1 The Parish Council comment as follows:

"The Parish Council is concerned about the size of this proposed extension in relation to the existing cottage (H18.2). The gable end front elevation and its front extension beyond the line of the building were considered to dominate the cottage. The proposed very large windows to the rear elevation facing Howle Hill road and to the garden were not considered compatible with the cottage. Any extension should be in matching stone and not a concrete substitute."

- 5.2 Open Spaces Society states that the proposal does not appear to have a physical effect to the interest it represents.

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 This house, although of stone construction, is not of traditional size, being much deeper than is typical. The new extension is similar in scale, with identical eaves and ridge heights so that the roof pitch is more or less the same as the existing house. The extension would increase the footprint of the house by about 45% and the cubic capacity by about 50%. This is considered to be at the limits in terms of increase in size that would comply with the Council's policies for domestic extensions. Policy SH.23 requires that extensions should not be the dominant feature and should be in keeping with the mass and scale of the existing dwelling. In this case the house is already wide and a further increase in width would not be pleasing. An 'L' shape with the width of the extension similar to that of the depth of the existing house is therefore an appropriate form of development. The proposed extension projects only 1.9m forward of the house and marginally to the rear. Visually then it is not considered that this would appear to be unduly dominant.
- 6.2 The fenestration is similar to that of the existing dwelling, which includes dormers, casement windows of various sizes and patio doors. Nevertheless the submitted scheme is not ideal and it is considered that improvements could be ensured through a planning condition. The front and rear elevations would be of matching stone.

Rendered elevations or extensions are commonly found on predominantly stone houses and it is not considered that this is grounds to refuse permission.

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. **B01 (Samples of external materials)**

Reason: To ensure that the materials harmonise with the surroundings.

- 3. **Notwithstanding the approved drawings, the fenestration of the extension shall not be as shown but in accordance with details, which shall include the size, type and materials of construction which have been submitted to and approved in writing by the local planning authority.**

Reason: To ensure that the materials harmonise with the surroundings.

INFORMATIVE

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.