

6 DMSE/092571/FH - LOFT CONVERSION INTO THREE BEDROOMS & TWO EN-SUITES. RAISE MAIN RIDGE BY 1.3M. REAR GABLE WITH FRENCH DOORS. RAISE RIDGE OF REAR ANNEX WITH SIDE APEX DORMER. AT ASHDOWN, LLANGROVE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6EP.

For: Mr Morgan Per Gallery Loft Conversions, 4 Cynor House, Abernant, Aberdare, Wales, CF44 0PY.

Date Received: 13 October 2009 Ward: Llangarron Grid Ref: 353087.0,219023.0

Expiry Date: 22 December 2009

Local Member: Councillor JA Hyde

1. Site Description and Proposal

- 1.1 The site lies on the northern side and set back from the unclassified road between Llangrove and Whitchurch, opposite Llanwrithy. The property is a detached 1960's bungalow, set back some 15 metres from the roadside boundary and screened by a mature hedgerow. Either side of the property there is residential development, with agricultural land to the rear. The dwelling to the east, Meadowside (annotated as Ravensholme on the site location plan) was built under the same planning permission as Ashdown, but is a handed version. A 2 metre high fence defines the boundary between the two bungalows and there is a pair of link detached garages between and to the rear of the two bungalows. Ashdown has been previously extended, by way of a ground floor addition to the rear elevation. Levels slope gradually from the road up into the site, but are relatively flat within the rear garden of the site.
- 1.2 It is proposed to increase the main ridge height of the bungalow by 1.3 metres and the earlier ground floor extension by 1.4 metres to facilitate the provision of first floor accommodation. The eaves height would not be altered. Amended plans have been received, which have reduced the number of roof lights, altered the size and position of the roof extension/dormer windows and increased the height that the roof would be raised. As amended, three rooflights are proposed to the southern (front) elevation and a gabled roof extension and two rooflights to the northern (rear) elevation. In addition, two dormer windows are proposed in the eastern elevation of the earlier ground floor extension. The first floor accommodation would comprise three bedrooms, two shower rooms and storage areas.
- 1.3 The roof ridge height of Meadowside has been recently altered in a similar manner, however no dormer windows or roof extensions were included in the approved scheme, with natural light being provided by rooflights.

2. Policies

2.1 Herefordshire Unitary Development Plan

H18 - Alterations and Extensions

3. Planning History

- 3.1 SH93/0471/PF Extension to rear of bungalow to create ancillary accommodation. - Approved 27.05.93

4. Consultation Summary

- 4.1 Traffic Manager: Recommend refusal, concerned about intensification and therefore number of trips generated, and visibility of the site. Existing parking arrangements only allow for reversing out of the site, therefore parking and turning need to be incorporated into the design.

5. Representations

- 5.1 Parish Council (original and amended plans): Unanimously do not support the planning application as we feel it is intrusive to the neighbouring property and extremely large for the plot of ground.
- 5.2 Three letters of objection have been received. Two letters, one each in relation to the original and amended plans from Mr and Mrs Smail, Meadowside and one letter from Mr Shapland of Bryn Elm, Llangrove (owner of Mapps Pool House). The main issues raised are:
- The proposed raising of the roof ridge on the annexe will curtail the daylight to the kitchen on the eastern side of Mapps Pool House.
 - No rational objection to raising the main ridge.
 - Lack of parking for such a considerable extension.
 - Proposed conversion would significantly overlook our back garden from both the rear gable end with French doors and the side apex dormer (Meadowside). We derive great enjoyment from not being overlooked.
 - A balcony could be created where the French doors are proposed.
 - Object to amended plans, we will be overlooked to a degree which will spoil our enjoyment of our rear garden.
- 5.3 The full text of these letters can be inspected at Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Committee meeting.

6. Officer's Appraisal

- 6.1 The main issues are the acceptability of the proposal in terms of its impact upon the character and appearance of the dwelling, the affect on neighbouring properties and highway safety.
- 6.2 Policy H18 of the HUDP sets out the requirements for extensions to dwellings. The policy requires that the original dwelling remains the dominant feature, that the new development is in keeping with the character of the existing dwelling in terms of scale, mass, siting, detailed design and materials, the proposal would not be cramped on its plot, would not adversely impact on the privacy and amenity of occupiers of neighbouring properties and the level of resulting off street parking provision is in accordance with H16.
- 6.3 The proposal would increase the height of the main roof ridge from 5.1 metres to 6.4 metres and provide rooflights to the front elevation and a rooflight and roof extension to the rear. As a result of the proposal the dwelling would be altered from a bungalow to a dormer bungalow. The eaves heights would not change and by virtue of this, together with the ridge height increase and the provision of rooflights only to the front elevation, it is considered that the resulting dwelling would essentially have the appearance of a bungalow and as such the original dwelling would remain dominant. In addition, the neighbouring bungalow, Meadowside, has been increased to the same height, with two rooflights on the front elevation.

- 6.4 Amended plans have reduced the height of the roof ridge of the extension to the rear roof slope and set it in from the gable end elevation. The originally proposed long, dormer window to the eastern elevation of the extension has been amended to two dormer windows. These amendments are considered to have satisfactorily reduced the bulk of these elements of the scheme, such that they would be broadly in keeping with the character and appearance of the existing bungalow, in terms of scale, mass, design and materials. The proposal does not increase the size of the footprint of the dwelling and taking into account the size of the plot within which the property sits, it is considered that the resulting dwelling would not appear cramped on the plot.
- 6.5 Turning to the impact upon the neighbouring properties, this relates to the dwellings either side of the site. With regards Mapps Pool House, to the west, it is considered that the minimal height increase of the earlier extension by 1.4 metres, from 4.4 metres to 5.8 metres, in the context of some 16 metres between the nearest elevations of the properties, would not result in a loss of daylight or overbearing impact.
- 6.6 In respect of the property to the east, Meadowside, the main objection raised is that overlooking would result from the proposed rear elevation gable extension and the dormer windows to the eastern elevation of the earlier extension. The roof extension to the rear elevation, which includes French doors with a Juliet style balcony, would afford views of part of the objector's rear garden. However, these views would be at an obtuse angle and would not result in the loss of privacy of the majority of the garden. The dormer windows to the eastern elevation would provide light to a stairwell and bedroom. The distance between this elevation and the boundary with Meadowside would be some 12.5 metres. The garage block is sited between the sight line of the dormers and the neighbour's garden, but due to their flat roof design and height would not obscure views from the proposed dormers. Whilst the dormers would enable views across the neighbour's property, it is considered that, on balance, due to the distance separation and that only one of the dormer windows would serve a bedroom, this element of the scheme would not unacceptably impinge upon the residential amenity of the neighbour.
- 6.7 As existing the off road parking is provided in tandem along the driveway. There is no area within the site for turning. The Traffic Manager has raised an objection on the basis of the lack of turning area and the intensification of the use of the site. It is considered that as the front garden is capable of being altered to provide a parking/turning area and the site already has more than the 1.5 spaces required by policy H16 of the HUDP, a condition would be reasonable to control this matter. With regards improvements to the visibility splay, this was considered unreasonable in the consideration of the planning application of the neighbouring property and as such is not recommended in relation to this proposal.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 A01 Time limit for commencement (full permission)**
- 2 B03 Amended plans**
- 3 H12 Parking and Turning – Single House**

INFORMATIVES:

- 1 N15 Reason(s) for the Grant of Planning Permission**
- 2 N19 Avoidance of doubt - Approved Plans**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



Scale

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APPLICATION NO: DMSE/092571/FH

SITE ADDRESS : ASHDOWN, LLANGROVE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6EP

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