

Internal Council Advice

- 4.2 The Head of Engineering and Transportation (Divisional Surveyor) has no objection to the grant of permission.

5. Representations

- 5.1 The Parish Council's observations are as follows:

"The Ward Councillors have concerns regarding this application, its proximity to the highway and its impact on adjacent neighbours."

- 5.2 One letter has been received from Mr. S. Ellis, Plot 1, Shiredean, Greytree, Ross-on-Wye, HR9 7HT, expressing objections to the proposal. The following points are made:

- the conservatory would protrude beyond the natural building line of Second Avenue
- the building would reduce natural daylight to the front of Plot 1 Shiredean, especially in the winter months
- visibility from Second Avenue into Greytree Road would be impaired for vehicles turning right.

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 issue in this case is considered to be the effect on the street scene. The conservatory would be prominently sited on the corner of Greytree/Second Avenue and protrude forward of properties in Second Avenue. Nevertheless the conservatory is small with a ground level about 0.7m below the adjoining footway. There is no clear building line along the west side of Second Avenue; the elevation of Mandalay is in line with that of the next house (Shiredean) but the latter has a projecting canopy. The next property (Greytree Lodge) to that is further forward, and Diallyn projects beyond that. In materials the conservatory would match the house and would be in proportion to it. This would be emphasised if the roof was tiled rather than glazed. In addition the bungalow (Montana) on the opposite side of Greytree has a conservatory on the east facing gable which is clearly visible. In these circumstances it is considered that the proposed conservatory would not be so intrusive in the street scene to justify refusal of permission.
- 6.2 The conservatory would not intrude into the vision splay at the junction of Greytree and Second Avenue and no objections are raised by the Head of Engineering and Transportation. It would be to the south of Shiredean but about 3.5m away from the boundary with that property and it would not, it is considered, significantly reduce daylighting.

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 (Matching external materials (extension))

Reason: To ensure the external materials harmonise with the existing building.

Informative(s):

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.