

10 DCSE2003/3741/F - CONVERSION OF EXISTING GARAGE/STORE TO LIVING ACCOMMODATION. NEW REAR ACCESS AND GARAGE, WESTBURY HOUSE, GLOUCESTER ROAD, ROSS-ON-WYE, HR9 5LR

For: Mr & Mrs J A & S A Wood, Westbury House, Gloucester Road, Ross-on-Wye, HR9 5LR

Date Received: 12th December 2003 Ward: Ross-on-Wye Grid Ref: 60439, 24097 East

Expiry Date: 6th February 2004

Local Member: Councillor Mrs. C. J. Davis
 Councillor Mrs. A. E. Gray

1. Site Description and Proposal

1.1 Westbury House is a modern two-storey detached house on the north side of Gloucester Road, Ross-on-Wye. The adjoining houses are Victorian, Beech House being a substantial detached house; Braeside is a semi-detached house. These houses are set about 10m back from the highway but because of a mature beech tree in the front garden Westbury House is about 20m back, with the front elevation to the rear of the backs of the adjoining houses.

1.2 The current application is a revised proposal following refusal of permission for an earlier scheme. The reason for refusal was as follows:-

"The proposed living accommodation, by reason of the size and position of the extensions in relation to the adjoining property, would be overbearing and consequently harm the amenities of the occupiers of that property."

The proposal is to reconstruct and convert the existing garage and stores along the boundary with Braeside. The front part would be rebuilt slightly further from the boundary but extending forward about 0.5m. This section would have a hipped roof. The remainder of the building would have a ridge roof to replace the existing lean-to roof. The extension would be used as additional living accommodation. In addition, a new garage would be erected at the rear of the garden with access off the private service road.

2. Policies

2.1 Hereford and Worcester County Structure Plan

Policy CTC.1 - Development in Areas of Outstanding Natural Beauty
Policy CTC.2 - Development in Areas of Great Landscape Value

2.2 South Herefordshire District Local Plan

Policy C.5 - Development within Area of Outstanding Natural Beauty
Policy C.8 - Development within Area of Great Landscape Value

- Policy SH.23 - Extensions to Dwellings
Policy GD.1 - General Development Criteria

3. Planning History

- 3.1 SE2003/1768/F Conversion of garage and store rooms to living accommodation. New garage and access - Refused 07.08.03

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

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

5. Representations

- 5.1 Parish Council has no objection provided the applicants have right of access from the rear road.

- 5.2 One letter has been received from C & L J Brooks, Braeside, Gloucester Road, Ross-on-Wye, HR9 5LR, objecting to the proposal. The following reasons are given:

- although an attempt has been made to lessen the effect on our property it will still have serious implications
- although the plans show a minimal decrease in the ground area we believe the application continues to constitute an over-development of the property
- we also note that a roof light to which we would object has now appeared on the elevation overlooking our property
- if successful the development even with the minor modification will still have an overbearing effect due to the difference in ground level height of our property being some 600mm below Westbury House
- the proposed development in modified form will still have a major effect on the natural light to the rear of our property and in winter will be of major significance. From the first floor windows at the rear of the house the view will be completely obliterated. In addition the requirements for construction will no doubt require access to our property as will maintenance over the coming years. As we value our privacy such access will not be allowed
- although the proposed garage will not cause us any problems we understand that covenants exist on the use of the rear access lane restricting the number of entrances and we know that occupants of properties adjoining the lane have expressed serious concerns over the possible increased use of this private lane, especially as the applicant has adequate access, garage and drive off the Gloucester Road
- the development will, without doubt, have a potential impact of the value of our property.

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 existing building has been constructed along or close to the boundary with Braeside. The adverse impact which led to the earlier application being refused resulted from the increase in height of the building along the boundary. The existing lean-to roof has a low pitch and is not prominent from the garden or ground floor windows of Braeside. The original proposal, in particular the gable wall and roof of the reconstructed part (extending 2.75m further forward) was considered to be overbearing when viewed from the adjoining property.
- 6.2 The revised scheme shows a reduction in size of the rebuilt front section (by about 2.25m). In addition, rather than a gable the roof would be hipped, with the eaves at a similar height to the existing structure. Viewed from Braeside garden and the ground floor windows the roof would not be apparent above the wall unless the viewer stepped away from the wall. The smaller rebuilt section would be seen against the mass of the house. The larger ridge roof section would block some views from first floor windows but being to the north would have little effect on daylight and sunlight reaching the garden of Braeside and the rear of the house. The garage would be at the end of the garden and with a much lower ground level in order to allow access from the rear service road. In these circumstances it is considered that the adverse impact on the amenities of occupiers of Braeside is not so harmful as to warrant refusal of permission.
- 6.3 Viewed from the front, the west side of Westbury is not attractive, with a car port partly screening the brick garage with its almost flat roof. The car port would remain but the hipped roof would be more in keeping with the house. There would be a minor benefit therefore to the character and appearance of this part of Ross-on-Wye Conservation Area. The loss of stone walling at the rear in order to build the garage would not have a significant adverse impact.
- 6.4 The applicants right to use the rear road is not known but is not a matter than can affect determination of this application.

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.