

9 DCSE2004/0075/F - FIRST FLOOR EXTENSIONS TO FRONT OF DWELLING AT 2 OKELL DRIVE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5QQ**For: Mr Francis, The Maples, 2 Okell Drive, Ross-on-Wye, Herefordshire HR9 5QQ****Date Received: 8th January 2004****Ward: Ross-on-Wye West****Grid Ref: 60014, 22925****Expiry Date: 4th March 2004**

Local Members: Councillor G Lucas and Councillor M R Cunningham

1. Site Description and Proposal

- 1.1. The site lies within Ross-on-Wye and in a primarily residential area, as defined in the Local Plan. Number 2 is the second property on the left hand side of Okell Drive and occupies a corner plot on the inside of the curve in the cul-de-sac. The two storey hipped roofed dwelling is essentially 'L' shaped, with an attached double garage. The property is constructed in red brick, with exposed timber framing to the first floor, under a tiled roof.
- 1.2 It is proposed to erect a first floor extension over part of the existing attached double garage.

2. Policies**2.1 Planning Policy Guidance**

PPG 1 General Policy and Principles

2.2 Hereford and Worcester County Structure Plan

Policy CTC9 Development Criteria

2.3 South Herefordshire District Local PlanPolicy GD1 General development criteria
Policy SH23 Extensions to Dwellings**2.4 Herefordshire UDP (Deposit Draft)**

Policy H18 Housing in Rural Areas

3. Planning History

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| 3.1 | SH94/1095/PF | Erection of three detached dwellings with garages | - | refused 2.11.1994 – appeal dismissed 1.8.1995 |
| | SH96/0116/PF | Erection of three detached dwellings with garages | - | refused 17.4.1996 |
| | SH96/0558/PF | Erection of three detached dwellings with garages | - | refused 3.7.1996 – appeal allowed 9.6.1997 |

4. Consultation Summary

Statutory Consultations

No statutory or non statutory consultations required.

- 4.1 Head of Engineering and Transportation has no objections

Internal Council Advice

5. Representations

- 5.1 Ross on Wye Town Council - No objections
- 5.2 Ross on Wye Rural Parish Council - No objections
- 5.3 Two letters of objections have been received from Mr and Mrs Peachey of Fairview, Okell Drive and Neil Rodger of 11, Okell Drive, Ross-on-Wye. The main points raised are:
- this dwelling was one of three that were subject to protracted appeals procedures - this arose as originally the site was for two dwellings on this side of Okell Drive but the developer wanted to shoehorn three dwelling onto the site
 - the extension proposed would detract from the street scene and would be out of keeping with the other houses in the street. The overall size of the dwelling on such a small plot may be overbearing
 - the rear window of this extension would overlook other houses, impinging on privacy
 - our property (Fairview) already suffers poor light in the north facing dining room and south facing lounge and despite the installation of patio doors artificial light is required to bring it up to what we consider to be acceptable standards
 - the extension would adversely affect the light coming into our side windows
 - the additional window to the rear of the proposed extension would further add to the degree of overlooking we already experience

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 considerations in the determination of this application are the impact of the proposal on the character and appearance of the existing dwelling, the effect on the street scene and the amenity of neighbouring properties.

- 6.2 Policy SH23 of the South Herefordshire District Local Plan states that extensions to dwellings should be in keeping with the character of the existing dwelling in terms of mass, scale, design and materials. Furthermore the existing dwelling should remain the dominant feature in the resulting scheme. The first floor extension would have a lower ridge height than the highest part of the existing property's roof and incorporates hipped roofs. The extension would extend across the existing ground floor study and half of the double garage, with a hipped gable extension above the lean-to roof to the study. It is considered that the proposal would be of a scale, mass, design, siting and materials that would be in keeping with the existing character and appearance of the dwelling. In relation to the existing house the extension would be relatively modest in size and due to its siting, design and materials the existing property would remain the dominant element.
- 6.3 Okell Drive is characterised by large, modern, two storey dwellings. The first three properties, of which number 2 is the middle property, are more tightly knit than the other properties. The proposed extension would not reduce the gap at ground floor between the dwellings, but would decrease the gap at first floor. In light of the existing character and appearance of Okell Drive and particularly the property subject to this application and those either side it is considered that the proposal would not have a harmful impact upon the existing street scene.
- 6.4 The extension, being at first floor, would not be any nearer to the boundary with Fairview than the existing dwelling. Whilst the two storey element of the dwelling would be nearer to the boundary it would be some 8 metres from the side elevation of Fairview, which has no first floor windows. No windows are proposed in the northern elevation of the extension. One window is proposed in the western elevation of the extension, however there are three windows in the southern elevation of the existing dwelling that directly face the garden of Fairview. In relation to number 1 Okell Drive the proposed window would not overlook the garden due to its siting and the only first floor window on the eastern elevation of number 1 is fitted with obscure glazing. On the basis of the existing relationship between the properties it is considered that in this context the proposal would not unacceptably impinge upon privacy nor have an overbearing or overshadowing impact upon the residential amenities of either Fairview or 1 Okell Drive.
- 6.5 It is considered that the proposal would be in keeping with both the existing dwelling and street scene and would not adversely impact upon residential amenity. Therefore the proposal accords with the Development Plan policies.

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 A06 (Development in accordance with approved plans)

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

3 B02 (Matching external materials (extension))

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

Informative(s):

1 N03 - Adjoining property rights

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.