13 DCSE2004/0085/F - TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION AT KYRLES CROSS, PETERSTOW, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6LD

For: Mr & Mrs Nightingale per A Wadley MBIAT, Hillview, Gloucester Road, Upleadon, Newent, GL18 1EJ

Date Received: 9th January 2004 Ward: Llangarron Grid Ref: 56382, 24147

Expiry Date:5th March 2004

Local Member: Councillor Mrs J A Hyde

1. Site Description and Proposal

- 1.1. This site, located to the south of Peterstow just outside the village settlement boundary, flanks the eastern side of the unclassified road no. 71014 which runs southwards out of the village towards Wilson and then Glewstone. The site contains a single dwelling set in a large garden. The dwelling is part red brick, part render with brown plain tiles on the roof. There are two existing dwellings to the north of the site and four dwellings to the south west. There are fields to the south and east of the site and also to the west.
- 1.2 The proposal involves the erection of a two-storey extension at the north eastern end of the dwelling (which includes new dormer windows to the front and back) to replace an existing flat-roofed garage and utility area. The proposal also involves a small single storey enlargement at the back of the dwelling, a new pitched roof over the flat roofed porch and w.c. at the front and also tile hanging on the existing external walls at first floor level. The new brickwork and roofing tiles will match those on the existing dwelling.

2. Policies

2.1 Planning Policy Guidance

PPG.1 General Policy and Principles

2.2 Hereford and Worcester County Structure Plan

Policy H16A Development Criteria

Policy H20 Residential Development in Open Countryside

Policy CTC1 Development in Areas of Outstanding Natural Beauty

Policy CTC9 Development Criteria

2.3 South Herefordshire District Local Plan

Policy GD1 General Development Criteria

Policy C1 Development Within Open Countryside

Policy C5 Development within AONB

Policy SH23 Extensions to Dwellings

Policy T3 Highway Safety Requirements

2.4 Herefordshire UDP (Deposit Draft)

Policy S2 Development Requirements

Policy DR1 Design

Policy H18 Alterations and Extensions

Policy LA1 Areas of Outstanding Natural Beauty

3. Planning History

3.1 6130 Erection of a dwellinghouse and - Permission 23.08.56

garage

SH920982PF Ground floor extension - Permission 25.08.92

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non statutory consulations required.

Internal Council Advice

4.2 Head of Engineering and Transportation has no objection.

5. Representations

- 5.1 Peterstow Parish Council has no objections.
- 5.2 The Bridstow Parish Council (adjoining Parish) has no objections.
- 5.3 A letter of objection has been received from Mr N and Mrs J Powell, The Links, Peterstow, Ross on Wye, Herefordshire HR9 6LD. The main points being:
 - the proposed extension is enormous, doubling the size of the original house
 - the proposed work is directly in line with views from objectors' living quarters
 - the objectors' sittingroom and conservatory will be overlooked. Detrimental effect on objectors' privacy.

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 issues relate to the size and design of the proposed extensions and their relationship to the original dwelling, their effect on the landscape and the residential amenities of the neighbouring dwellings. The planning policies which are particularly relevant are Policies GD1 and SH23 in the Local Plan and Policies H16A and H20 in the Structure Plan.
- 6.2 The existing dwelling has previously been extended since the original dwelling was built. A single storey extension and a small greenhouse at the south western end of

the dwelling were erected, planning permission SH920982PF. Also a small flat roofed extension was built between the existing flat roofed garage and utility room which were both part of the original dwelling approved in 1956 ref. No. 6130.

- 6.3 The proposed extensions to the dwelling are considered to be acceptable and not out of keeping with the visual appearance and character of the original dwellinghouse. The original dwelling, both visually and in terms of mass, will remain the dominant feature of the resultant extended dwelling. The volume of the original dwelling will still be significantly larger than the proposed and existing extensions. As such the proposal will be in accordance with the provisions of the policies referred to in section 6.1
- 6.4 The objectors are concerned that their residential amenities will be adversely affected by the proposed development by reason of overlooking/loss of privacy and their view from their dwelling being affected. Whether or not their view from their house is affected is not a planning matter. The objectors' dwelling is also situated in a large garden and is set back from the applicants' house. As such it is considered that it is too far away to be adversely affected by the proposed development and there will be no adverse overlooking nor loss of privacy.
- 6.5 The proposed development is therefore considered to be acceptable and in accordance with the approved planning policies for the area.

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 A07 (Development in accordance with approved plans)

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

3 B01 (Samples of external materials)

Reason: To ensure that the tile hanging harmonises with the surroundings.

Informative(s):

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

Decision:	 	 	 	 	
Notes:	 	 	 	 	

Background Papers

Internal departmental consultation replies.