

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 garage - Permission 23.08.56
SH920982PF Ground floor extension - Permission 25.08.92

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non statutory consultations 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.