

MEETING:	PLANNING COMMITTEE
DATE:	31 AUGUST 2011
TITLE OF REPORT:	<p>DMS/111414/FH - PROPOSED REPLACEMENT GARDEN ROOM, BALCONY OVER NEW GARDEN ROOM, EXISTING STEEL WINDOW REPLACED WITH DOUBLE DOORS OPENING ONTO THE BALCONY. AT EDDE CROSS HOUSE, EDDE CROSS STREET, ROSS ON WYE, HEREFORDSHIRE, HR9 7BZ</p> <p>DMS/111415/L - PROPOSED REPLACEMENT GARDEN ROOM, BALCONY OVER NEW GARDEN ROOM, EXISTING STEEL WINDOW REPLACED WITH DOUBLE DOORS OPENING ONTO THE BALCONY. AT EDDE CROSS HOUSE, EDDE CROSS STREET, ROSS ON WYE, HEREFORDSHIRE, HR9 7BZ</p> <p>For: Mr Bartrum & J Roberts per Brook House Phocle Green, Ross-On-Wye, Herefordshire, HR9 7TN</p>

Date Received: 3 June 2011 Ward: Ross-on-Wye West Grid Ref: 359799,224318

Expiry Date: 25 August 2011

Local Members: Councillors G Lucas and CM Bartrum

1. Site Description and Proposal

- 1.1 Edde Cross House, an early C19 2 storey building, Grade II Listed Building, of stucco elevations painted an off-white colour under a slate roof is on the west side of Edde Cross Street. Merton House Hotel adjoins the property on its south side and The Malt House is to the north. The site is in the Ross-on-Wye Conservation Area and within the Wye Valley Area of Outstanding Natural Beauty.
- 1.2 This application proposes the replacement of two early C20 single storey additions that are on the rear of the property with a single storey garden room with roof balcony and a timber decked bridge and a steel spiral staircase down to an existing paved patio area. The height of the garden room will be consistent with the sill heights of first floor windows in the rear elevation.

2. Policies

- 2.1 Planning Policy Statements:

Further information on the subject of this report is available from Mr D Thomas on 01432 261974

- PPS1 - Delivering Sustainable Development
- PPS25 - Planning for the Historic Environment

2.2 Herefordshire Unitary Development Plan:

- S2 - Development Requirements
- S7 - Natural and Historic Heritage
- DR1 - Design
- DR2 - Land Use and Activity
- HBA1 - Alterations and Extensions to Listed Buildings
- HBA4 - Setting of Listed Buildings
- HBA6 - New Development within Conservation Areas
- LA1 - Areas of Outstanding Natural Beauty

3. Planning History

3.1 There is no planning history.

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Conservation Manager: No objection.

5. Representations

5.1 The Design and Access Statement in summary states:

- This application is for work on the garden side of the house and covers the replacement of two existing small outbuildings to provide one more usable space on the ground floor of this dwelling;
- The existing west elevation is confused and fussy as the outbuildings are not designed into the whole;
- This application would rationalise this elevation;
- The balcony over the garden room will provide an indoor outdoor space for the study which can be for an office.

5.2 Ross Town Council: Response awaited.

5.3 The full text of these letters can be inspected at Planning Services, Franklin House, Commercial Road, Hereford and prior to the Committee meeting.

6. Officer's Appraisal

6.1 Policy H18 which deals specifically with proposals for the alteration or extension of residential properties acknowledges they can have a significant effect on the character of the original building, the surrounding area and the amenities of adjoining residents. It is important therefore that the scale, siting and design of such development respect these aspects, so as to ensure adequate levels of privacy and environmental quality. .

6.2 Edde Cross House is not an original building. There are two modern single storey flat roof additions on its rear. These additions are small in scale and form so as to allow the

characteristic, scale and form of this early C19 building to remain dominant. The replacement garden room will be slightly larger than the additions it is proposed to replace; Edde Cross House will remain dominant.

- 6.3 The character of Edde Cross House derives from its Georgian form. Policy HBA1 seeks to protect the historic fabric of buildings as well as consider favourably the removal of later inappropriate alterations provided they do not merely make way for other detrimental proposals. This objective is further endorsed by PPS5 *Historic Environment Practice Guide* which makes the following points on alterations and additions: ‘the main issues to consider in proposals for additions to heritage assets...are proportion, height, massing, bulk, use of materials, use, relationship with adjacent assets, alignment and treatment of setting...It would not normally be acceptable for new work to dominate the original asset or its setting in either scale, material or as a result of its siting.’
- 6.4 The structures which this application proposes to replace are considered to be of no architectural interest or historic value to the character and appearance of this Grade II listed building. They do not make a positive contribution to the character and appearance of the listed building. Also, they are a mismatch in size and form and appear as afterthoughts to the planned proportions of this early C19 building. As such there is no objection to the removal of them. Insofar as the replacement garden room is concerned the Conservation Manager considers the detail and form of the proposal relates well with Edde Cross House. Consequently, the proposal complies with the objectives of policy HBA1 and with the advice that is contained in PPS5. There will be no impact on either the Conservation Area or the Wye Valley AONB.
- 6.5 Impact on neighbours. The rear garden of Edde Cross House is overlooked by a first floor projecting bay window that is on the rear of The Malt House. The owners of Edde Cross House are also able to see into the neighbour’s property. The proposed sitting out area above the proposed garden room will look out over the rear garden of Edde Cross House, the height of boundary wall with The Malt House will prevent direct overlooking of the neighbours garden when the sitting out area is in use.
- 6.6 In conclusion the proposal complies with policies H18, HBA1 and HBA6 of the Herefordshire Unitary Development Plan.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. **A01 Time limit for commencement (full permission)**
- 2. **B01 Development in accordance with the approved plans**
- 3. **D02 Approval of details**
- 4. **D04 Details of window sections, eaves, verges and barge boards**

INFORMATIVES:

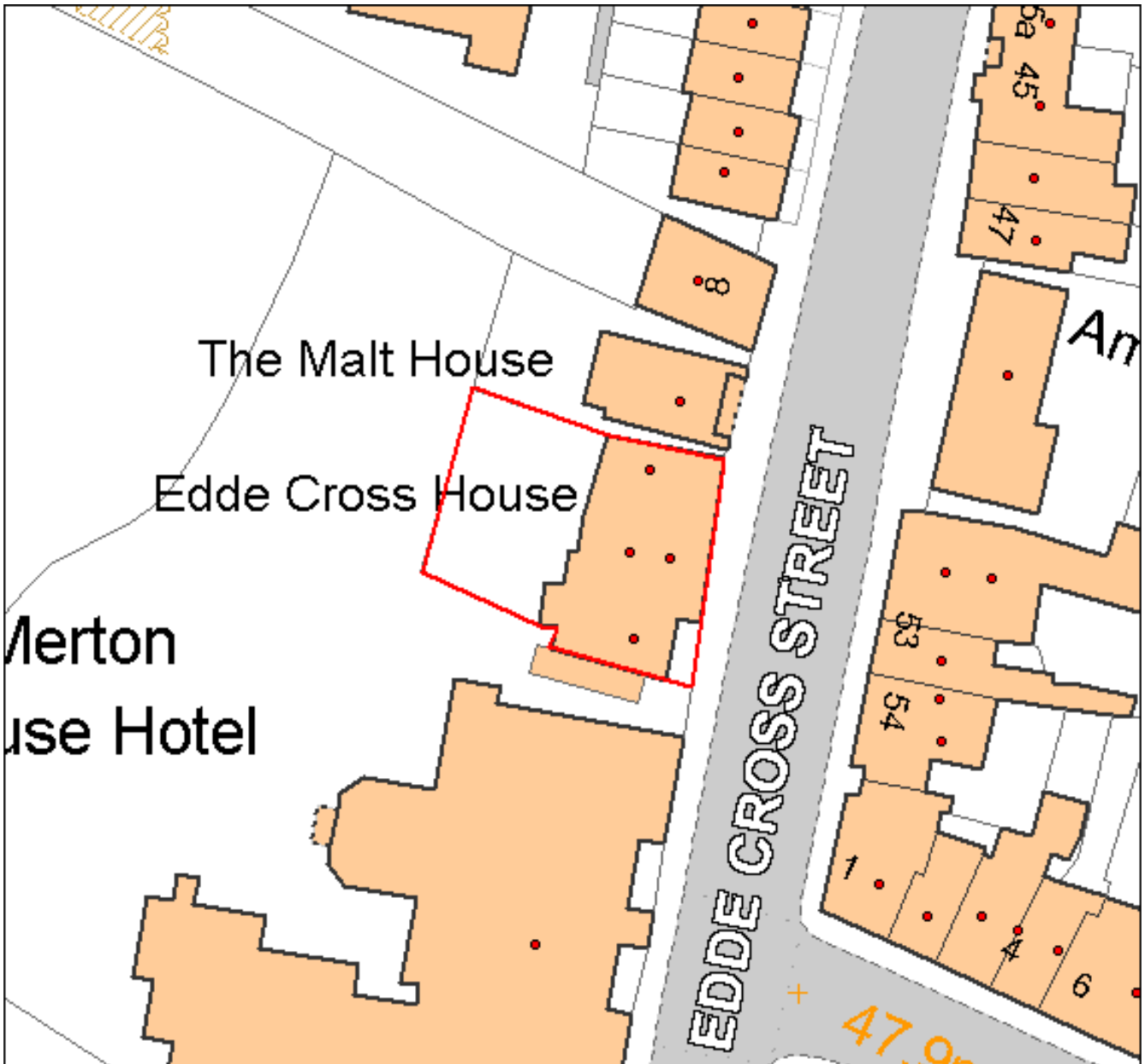
- 1. **N15 Reason(s) for the Grant of PP/LBC/CAC**

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: DMS/111414/FH

SITE ADDRESS : EDDE CROSS HOUSE, EDDE CROSS STREET, ROSS ON WYE, HEREFORDSHIRE, HEREFORDSHIRE, HR9 7BZ

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005