

7 DCSE2004/0522/F - PROPOSED TWO STOREY EXTENSION AND CONSERVATORY AT KINSLEIGH COTTAGE, PICTS CROSS, SELLACK, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6LU

For: Mr & Mrs M Robinson per Mr I R Phillips, 8 Walford Avenue, Ross on Wye, Herefordshire HR9 5PZ

Date Received: 13th February 2004 Ward: Llangarron Grid Ref: 55892, 26779

Expiry Date: 9th April 2004

Local Member: Councillor Mrs J A Hyde

1. Site Description and Proposal

- 1.1 This site is in open countryside approximately 2 miles to the south east of Hoarwithy and flanks the south west of the C1261 Class III road which runs between Hoarwithy and Poolmill. The site is a small two storey cottage with white/cream painted stone and a weathered plain tile roof. There is a small single storey extension at the side with stone effect render on the external walls. There is a second cottage attached to the end of this cottage on its north western side. The second cottage is at a slightly lower level than the applicants cottage. The two cottages back onto open fields.
- 1.2 The proposal involves the erection of a two storey extension, incorporating the existing single storey side extension, a covered porch and a small conservatory.

2. Policies

2.1 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

2.2 South Herefordshire District Local Plan

Policy GD1	-	General Development Criteria
Policy C1	-	Development Within Open Countryside
Policy C5	-	Development within Areas of Outstanding Natural Beauty
Policy SH23	-	Extensions to Dwellings
Policy T3	-	Highway Safety Requirement

2.3 Unitary Development Plan – 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 SE2001/0729/V Extension to existing house. - Certificate of Lawful Use or Development Granted 02.05.01
- SE2003/2784/F Proposed extension. - Withdrawn 22.10.03

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non statutory consultations.

Internal Council Advice

- 4.2 Head of Engineering and Transportation has no objection.

5. Representations

- 5.1 The applicants' agent has submitted a letter of support. the main points being:
- the new design means that the neighbouring property will not be affected by the proposed extension.
 - The extension provides additional needed bedroom.
 - The extension will be constructed using materials that match the existing.
- 5.2 The Parish Council has no objection.

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 main issues relate to the size and design of the proposed extensions and their relationship with the original dwelling, their effect on the landscape and the residential amenities of the occupants of the neighbouring dwelling. 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 proposed extensions will be in keeping with the scale, design and character of the original dwelling which will remain the dominant feature of the resultant extended dwelling. The development will not adversely affect the surrounding landscape which has been designated as an Area of Outstanding Natural Beauty. In addition the proposed development will not adversely affect the residential amenities of the occupants of the attached dwelling to the west e.g. no adverse overlooking nor loss of light to windows etc. The development will also be constructed in external materials to be in keeping with the existing dwelling.
- 6.3 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 A06 (Development in accordance with approved plans)

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

INFORMATIVES:

- 1 N03 - Adjoining property rights
- 2 N14 - Party Wall Act 1996
- 3 N15 - Reason(s) for the Grant of Planning Permission

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.