

**7 DCSE2004/1128/F - TWO STOREY EXTENSION TO REAR, ENCLOSURE OF EXISTING PORCH AND REPLACEMENT OF EXISTING GARAGE DOOR WITH NEW SCREEN INCLUDING ACCESS DOOR AT 19 VAGA CRESCENT, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7RQ**

**For: Mr & Mrs Bailey per Mr R H Ball, Ilex, Ashfield Crescent, Ross-on-Wye, Herefordshire HR9 5PH**

**Date Received: 29th March 2004    Ward: Ross-on-Wye West    Grid Ref: 59872, 24919  
Expiry Date: 24th May 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, in a primarily residential area and within both the Town Conservation Area and the Wye Valley Area of Outstanding Natural Beauty. Number 19, Vaga Crescent is situated on a modern residential development and is accessed off the crescent via a single width driveway that serves numbers 19 to 25 inclusively. The two storey detached property is modern in appearance with a detached double garage that is sited to the northwest (front) of the property. The property is constructed in brick under a tiled roof.
- 1.2 It is proposed to erect a two storey extension to the rear of the dwelling, infill the existing open porch to the front of the dwelling and infill one of the garage openings with a door and window. The infilling of the open porch and one garage opening constitute permitted development under the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and therefore do not require an express planning permission. As such this application relates solely to the erection of the two storey extension.
- 1.3 The proposed extension would project some 3.5 metres from the existing rear elevation of the property and would be some 5.6 metres in width. The extension would be the same height as the roof of the existing dwelling and would have a dual pitched roof. In terms of accommodation the extension would provide a dayroom at ground floor with bedroom and bathroom over.

## **2. Policies**

### **2.1 Planning Policy Guidance**

PPG 1	General Policy and Principles
PPG 15	Planning and the Historic Environment

### **2.2 Hereford and Worcester County Structure Plan**

Policy CTC1	Area of Outstanding Natural Beauty
Policy CTC9	Development Criteria
Policy CTC15	Conservation Areas

### 2.3 South Herefordshire District Local Plan

Policy GD1	General development criteria
Policy C5	Development within Areas of Outstanding Natural Beauty
Policy C23	New Development affecting Conservation Areas
Policy SH23	Extensions to Dwellings

### 2.4 Herefordshire Unitary Development Plan – Revised Deposit Draft

Policy DR1	Design
Policy H18	Housing in Rural Areas
Policy LA1	Areas of Outstanding Natural Beauty
Policy HBA6	New Development within Conservation Areas

## 3. Planning History

3.1 No relevant planning history.

## 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 objections

4.3 Chief Conservation Officer - No observations from an architectural point of view.

## 5. Representations

5.1 Ross-on-Wye Town Council - No comments received. Any comments received will be reported.

5.2 Two letters of objections have been received from N.J Hopkinson of 11, Vaga Crescent and Ian Balm of 9, Vaga Crescent, Ross-on-Wye. The main points raised are:

- when I moved into my property (number 11) I had a clear outlook to the rear and was told houses being built to the rear would still allow this to remain. Was amazed at the proximity of number 19 to my fence and how much of my view was obstructed.
- If extension is allowed it would drastically reduce the little view I have left, leaving me with a two storey high wall only yards from my property. This would lessen the appeal of my house with resultant loss of property value.
- Since the construction of 19 Vaga Crescent my lawn has poor drainage and this extension could exacerbate the problem due to the foundations required.
- 19 Vaga Crescent is angled so that upstairs windows overlook our house and back garden (number 9).
- extension proposed would be large and would severely overlook our back garden and our neighbours (number 11).
- gardens in Vaga Crescent are not large and the infringement would detrimentally effect the value of our property.

- when we bought our property we were shown plans of the row of houses, which includes number 19, which had not been built at that time. The plans showed the properties on the otherside of the green, giving a more open aspect to our property and others.
- Concerns regarding mains drainage, which runs diagonally across our garden and might go under the proposed extension.

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 Conservation Area and Area of Outstanding Natural Beauty 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 proposed extension would have a slightly narrower gable end than the main gable end of the original property and the same eaves and roof ridge height. Matching materials are proposed together with fenestration to match the existing. 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 which would remain dominant.
- 6.3 Vaga Crescent and the surrounding residential development is characterised by modern, two storey dwellings. In this context and having regard to the siting of the extension to the rear of the property and its complementary scale, mass, design and materials it is considered that the extension would preserve the existing character and appearance of the Conservation Area and would not adversely affect the scenic qualities of the Area of Outstanding Natural Beauty.
- 6.4 The objectors' properties are orientated at approximately right angles and to the northeast of the application site. The proposed two storey extension would not result in the dwelling being sited in closer proximity to the northeastern boundary, which is the common boundary with the objectors' properties. Taking into account the existing relationship between 19 Vaga Crescent and the objectors' dwellings and the siting and size of the extension it would not unduly overshadow and overbear the neighbouring properties to the northeast. A bathroom window is proposed in the northeastern elevation of the extension and a bedroom and bathroom window are proposed in the southeastern elevation. With regards the impact upon privacy of numbers 9 and 11 Vaga Crescent, by virtue of the angle from the windows in the proposed extension to the objectors' properties, and the scope for obscure glazing to the bathroom windows I consider that on a modern residential development and in light of the existing relationship between the properties the proposal would not impinge unacceptably on privacy.
- 6.5 To the southeast (rear) of the site lies 1, Foxglove Close. This property occupies slightly higher ground than the site. There would be a distance of some 20 metres between the proposed rear elevation of the extension and the rear elevation of 1,

Foxglove Close. It is considered that due to the distance separation and difference in levels the proposal would not unacceptably overlook or diminish the residential amenities of 1, Foxglove Close. No objections have been received from the owner/occupiers of this property.

6.6 It is proposed to drain storm water to existing drains and foul water to the mains sewer. Whilst the proposed extension would reduce the area of the garden there is no evidence to suggest that the existing drains could not accommodate the additional storm water from the proposed extension.

6.7 It is considered that the proposed extension would be in keeping with the existing dwelling, would not adversely impact upon the character and appearance of the Conservation Area or Area of Outstanding Natural Beauty and would not adversely affect the residential amenity of neighbouring properties. The proposal accords with the Development Plan policies and there are no material planning considerations that would outweigh a decision being made accordingly.

**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 A09 (Amended plans )**

**Reason: To ensure the development is carried out in accordance with the amended plans.**

**3 B02 (Matching external materials (extension) )**

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

**4 E19 (Obscure glazing to windows )**

**Reason: In order to protect the residential amenity of adjacent properties.**

**Informative:**

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.