

DCSE2004/1569/F - REPLACEMENT EXTENSION WITH DORMER WINDOW, SUN ROOM TO FRONT OF PROPERTY, LOFT CONVERSION WITH VELUX ROOFLIGHTS AND VARIOUS ALTERATIONS AT 1 THE SQUARE, GOODRICH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6HX

For: Mr D & Mrs RAC Owens, 1 The Square, Goodrich, Ross on Wye, Herefordshire HR9 6HX

Date Received: 30th April 2004 Ward: Kerne Bridge Grid Ref: 57474, 19473

Expiry Date: 25th June 2004

Local Member: Councillor Mrs. R. F. Lincoln

1. Site Description and Proposal

- 1.1 The site is located within the village of Goodrich to the north-east of Ye Hostellerie Hotel. The dwelling forms the southern end of a terrace of six houses.
- 1.2 The proposal is to erect a two-storey and a single storey extension at the southern end facing into the applicants' garden and also to convert the roof space into bedrooms/playroom which will involve the insertion of three rooflights into the southern roof slope. The proposal also involves alterations to windows on the southern elevation and the insertion of a new bedroom window at first floor level in the existing wall on the east elevation.

2. Policies

2.1 Planning Policy Guidance

PPG1 General Policy and Principles

2.2 Hereford and Worcester County Structure Plan

Policy H18	Residential Development in Rural Settlements
Policy H16A	Development Criteria
Policy CTC1	Development in Areas of Outstanding Natural Beauty
Policy CTC2	Development in Areas of Great Landscape Value
Policy CTC9	Development Criteria

2.3 South Herefordshire District Local Plan

Policy GD1	General Development Criteria
Policy C5	Development within AONB
Policy C8	Development Within Area of Great Landscape Value
SH23	Extensions to Dwellings

2.4 Herefordshire Unitary Development Plan

Policy S2	Development Requirements
Policy DR1	Design
Policy H18	Alterations and Extensions

3. Planning History

- 3.1 SH931341PF Private Garage - Approved 19.01.94

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 The Head of Engineering and Transportation has no objection.

5. Representations

- 5.1 The Parish Council observe:

One letter of objection received (enclosed). Residents objection noted but the Parish Council has no objection.

- 5.2 A letter of objection has been received from Mr. T. and Mrs. T. Lafford, 2 The Square, Goodrich, Ross on Wye, Herefordshire HR9 6HX. The main points being:

- proposed upstairs window on east elevation will overlook objectors' garden which is not overlooked and will result in loss of privacy,
- extension will cast shadow in objectors' garden,
- the site plan does not clearly show the vicinity of objectors land in relation to the applicants' dwelling,
- access to objectors's land would be required for scaffolding etc. but as yet no permission has been sought or granted for this.

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 extension and its effect on neighbouring properties. Also the effect the proposed new bedroom window to be inserted in the existing wall of the applicants' dwelling will have on the neighbours' garden. Policies SH23 and GD1 of the Local Plan are particularly relevant in this case.
- 6.2 The proposed extension will be in keeping with the size and scale of the existing dwelling which will remain the dominant feature of the resultant extended dwelling. The proposed external materials i.e. stone and slates are considered to be acceptable. The other alterations relating to the new window/rooflights will also be in keeping with the existing dwelling.

- 6.3 The proposed extension will not adversely affect the residential amenities of the neighbouring dwellings. With regard to the objector, the extension will not result in any adverse loss of light to either the house or the garden. In any event there is an existing hedge (approximately 2 m high) on the common boundary and also two trees (on either side of boundary) near to where the new extension will be positioned. There will also be no adverse overlooking from the new extension.
- 6.4 The proposed development does involve the creation of a new bedroom window at first floor level in the existing wall of the dwelling on its east elevation. This elevation faces towards the objectors' garden. The window will look at an angle towards the objectors' lawn however it is not considered that it will adversely affect their residential amenities. There is an existing first floor window on the south elevation of the applicants dwelling which also looks towards the objector's garden however this is partially obscured by the existing small trees on the boundary. The same applies to windows on the dwelling on the eastern side of the objectors' garden. In any event the proposed new window in itself would not require planning permission and as such it is not considered that planning permission could be reasonably withheld on this basis, as the applicant can insert a window in an existing wall at any time.
- 6.5 In conclusion it is considered that the proposed development will be in keeping with the size and design of the existing dwelling and will not adversely affect the residential amenities of any neighbours. As such the proposals will be in accordance with planning policies in particularly policies GD1 and SH23 of the Local Plan which relate to development criteria in general and extensions to dwellings.
- 6.6 A recent inspection has revealed the presence of a protected species (bats) within the roofspace. Although the loft conversion is included as part of the development proposed it would not require planning permission. However the applicant should be advised that the presence of the protected species should be taken into account.

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 B07 (Stonework laid on natural bed)**
Reason: In the interests of conserving the character of the building.
- 4 The slates to be used externally on the roof shall match those on the existing dwelling unless otherwise first agreed in writing by the local planning authority.**
Reason: To ensure the development is satisfactory in appearance.

5 The rooflights shall be flush with the roof slope.

Reason: To ensure that the rooflights do not protude unduly above the external surface of the roof.

6 Before any work commences on site details of the external materials and finish intended for the sides and gable of the new dormer window shall first be submitted to and be subject to the prior written approval of the local planning authority.

Reason: To ensure that the development is satisfactory in appearance.

Informatives:

1 N03 - Adjoining property rights

N14 - Party Wall Act 1996

3 The applicants should be aware that this planning permission does not override any civil/legal rights enjoyed by adjacent property owners. If in doubt the applicants are advised to seek legal advice on the matter.

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

5 The attention of the applicant is drawn to the provisions of the Wildlife and Countryside Act 1981 (as amended). This gives statutory protection to a number of species and their habitats. Other animals are also protected under their own legislation. Should any protected species or their habitat be identified during the course of the development then work should cease immediately and English Nature should be informed. English Nature can be contacted at: Hereforshire and Worcestershire Team, Bronsil House, Eastnor, Ledbury, Herefordshire, HR8 1EP or telephone 01531 638500.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.