

**6 DCSE2004/2323/F - DOUBLE AND SINGLE STOREY EXTENSIONS TO SIDE OF DWELLING AT CHRISTMAS COTTAGE, SANDYWAY LANE, WHITCHURCH, ROSS-ON-WYE HR9 6DN**

**For: Mr. & Mrs. Davies per Mr. M. Keyse, Sawpits, Great Doward, Symonds Yat, Ross on Wye, HR9 6BP**

**Date Received: 25th June, 2004    Ward: Kerne Bridge    Grid Ref: 54499, 16779**

**Expiry Date: 20th August, 2004**

Local Member:    Councillor Mrs R.F. Lincoln

**1. Site Description and Proposal**

- 1.1 This site flanks the south eastern side of Sandyway Lane which leads upwards from the A40 Trunk Road towards the Great Doward. The site itself is a very small stone cottage (some grey render) set in a narrow garden. The garden is elevated above the road. The rear boundary of the garden area is a steep rock bank with a field behind at a higher level. There is an existing cottage on the opposite side of the road which is at road level. There are a lot of mature trees along the rear boundary of the property. The front boundary of the garden is composed of a roadside hedge.
- 1.2 The proposal is to erect a two storey extension at the south western end of the cottage and a single storey extension at the north eastern end. The external walls will be clad in render with concrete tiles on the roof.

**2. Policies**

**2.1 Planning Policy Guidance and Statements**

PPG.1	-	General Principles
PPS7	-	Sustainable Development in Rural Area

**2.2 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 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 C1	-	Development within Open Countryside
Policy C5	-	Development within AONB
Policy C8	-	Development Within Area of Great Landscape Value
Policy SH23	-	Extensions to Dwellings
Policy T3	-	Highway Safety Requirements

## 2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S2	-	Development Requirements
Policy DR1	-	Design
Policy H18	-	Alterations and Extensions
Policy LA.1	-	Areas of Outstanding Natural Beauty

## 3. Planning History

3.1 No relevant 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 objection.

## 5. Representations

5.1 The applicants state:

Small one bedroomed house which as a family of three we are starting to outgrow. The extensions would bring home up to modern standards and give a bedroom for the son. No previous extensions to cottage. Not possible to extend at back due to steep rock bank at rear. The extensions will be traditional in appearance and will not dominate original cottage.

5.2 The Parish Council observe:

Supported, as it is in keeping with other rendered properties in close proximity.

5.3 Three letters of objection have been received from B.J. and M.J. Lyons, Littlefield, Sandyway Lane, Whitchurch, Ross on Wye HR9 6DN. The main points being:

- over-intensification of development, 80% increase in floor area. No longer subordinate to original dwelling
- render on walls is inappropriate and out of keeping with locality
- increased visual intrusion on landscape
- design is inappropriate to style of original dwelling
- single storey extension will directly overlook objectors dwelling (at first floor level) on opposite side of lane
- reduce availability of affordable housing in Parish
- increase in bedrooms will lead to increase in traffic
- previous stable block and summerhouse built at property
- block and location plans not accurate and do not accurately show proximity of other cottages
- site has suffered 4 slippages in recent years
- infrastructure will be pressured by non stop extensions
- recommend Committee make a site visit before deciding application

- enclose copy of letter to the O.S. Director General which essentially says that O.S. maps do not accurately show position of dwellings and surrounding spaces.

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 its effect on the character and appearance of the original cottage, its setting and the residential amenities of the dwelling on the opposite side of the road. The most relevant planning policies are GD1 and SH23 of the Local Plan and H16A, H20 and CTC9 of the Structure Plan.
- 6.2 The existing cottage has had no recent extensions to it. The proposed extensions are considered to be in keeping with the size, scale and design of the existing cottage which will remain the dominant feature of the resultant extended dwelling. The proposed external materials are also considered to be acceptable. The site is restricted by the steep rock bank to the rear which has resulted in the single-storey extension having to be pushed forward. However this extension is only small and it is not considered that it will adversely affect the character or appearance of the original cottage nor its garden area. There is a large number of mature trees in the area and especially to the rear of the application site. When viewed against the backdrop of the trees and the bank it is not considered that the proposed development will adversely affect the visual amenities and character of the immediate setting nor the surrounding landscape.
- 6.3 The position of proposed extensions in relation to the existing dwelling on the opposite side of the road has been carefully evaluated and it is considered that the residential amenities of that dwelling will not be adversely affected by the proposed development. Although the application site is at a higher level than the dwelling opposite it is considered that the size and position of the windows and the distance between the two dwellings will mean that no adverse overlooking will occur as a result of this development.
- 6.4 It is therefore considered that the proposed development is acceptable and will be in accordance with the relevant planning policies in particular those relating to extensions and landscape.

## **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 materials harmonise with the surroundings.**

**4 Before any work commences on site full details of all new gates and fencing shall first be submitted to and be subject to the prior written approval of the local planning authority.**

**Reason: In the interests of visual amenity.**

**Informative:**

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.