

9 DCSE2004/2624/F - ESTABLISHMENT OF DETACHED BUILDING AS ANNEXE TO PROPERTY AND ALTERATIONS, 9 PROSPECT TERRACE, HOMS ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7DE

For: Mr. Walton per Mr. R.H. Ball, Ilex, Ashfield Crescent, Ross-on-Wye, Herefordshire, HR9 5PH

Date Received: 15th July, 2004 Ward: Ross-on-Wye West Grid Ref: 59803, 24679

Expiry Date: 9th September, 2004

Local Member: Councillor M.R. Cunningham and Councillor G. Lucas

1. Site Description and Proposal

1.1 The application site comprises an end of terrace house, outbuildings and garden, which is on the north-east side of Homs Road in Ross-on-Wye. A vehicular access separates Prospect Terrace from Brixton Terrace. About 5m to the rear of the house at 9 Prospect Terrace is a detached single-storey building about 7m x 5.2m.

1.2 It is proposed to refurbish the outbuilding to provide additional living accommodation viz. living room, bedroom and w.c. This would be occupied by a relative of the applicant but the intention is not to provide a self-contained annexe, as kitchen and dining facilities would be in the main house. A patio is shown on the drawings adjoining the west side of the building.

2. Policies

2.1 South Herefordshire District Local Plan

Policy SH.23	-	Extensions to Dwellings
Policy GD.1	-	General Development Criteria
Policy C.23	-	New Development affecting Conservation Areas

3. Planning History

3.1	SH911528PF	Outside toilet	-	Permitted 07.01.92
	SE2002/0825/F	Re-roofing of outbuilding	-	Permitted 08.05.02

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 to the grant of permission.
- 4.3 Head of Conservation has no objection from an architectural point of view but would prefer existing double Roman roof tile to be retained and re-used.

5. Representations

- 5.1 The applicant's agent makes the following submission:

- "1. My client wishes to use this existing building as an annexe to the existing building for his relative.
2. Your advice was that no 'change of use' was necessary as this building is within the hereditament of 9 Prospect Terrace and would therefore have established residential use.
3. My client does not wish to establish a separate dwelling unit and as you can see there is a living room and bedroom but kitchen and dining facilities would be in the main house.
4. My client was given permission to re-roof the detached building under application number SE2002/0825/F, our proposal is to re-roof in a mineral slate which will match the general material in the area."

- 5.2 One letter of objection has been received from Mr. & Mrs. C. Jones, 8, Prospect Terrace, Homs Road, Ross-on-Wye, HR9 7DE. The grounds cited are as follows:

- "1. Over-development of the site. The site already has had the following alterations
- (i) Ground floor extension to the side of the house including a bathroom.
 - (ii) Second floor bedroom extension.
 - (iii) Loft conversion to make a 4th bedroom.
 - (iv) Ground floor extension to make extra living space.
 - (v) A large number of sheds, (5) for storage and a lean-to conservatory.
2. Proposed building is and always has been a workshop and storage (the surround for the original workshop door and brickwork remains) and is not part of the domestic dwelling.
3. Plans show patio to side of proposed conversion, while the actual intention is for a driveway to provide parking for a vehicle.
4. Internal work in connection with this application has already started without permission including a new doorway made through between two rooms."

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 issue raised by this proposal is the effect on the amenities of neighbours. This is an existing building which has been in place for many years and no extensions are proposed. Loss of privacy could arise from the insertion of windows allowing inter-looking between the proposed accommodation and the rear of houses in Prospect and Brixton Terrace. However the shape of the houses in Prospect Terrace which are extended along the western boundary act as partial screens. There is a drive leading to a yard separating the building from the nearest house in Brixton Terrace and the front of the building is angled away from that property. Overlooking of adjoining properties from the side windows could be avoided by fencing along the garden boundaries, as the building is only single-storeyed. Noise generated in the building could disturb neighbours. Some improvements to the sound insulation of the building may be required under the Building Regulations and although this may not be as effective as in a modern building it should be adequate. For these reasons it is considered that there would not be a significant loss of residential amenity.
- 6.2 Concern is also raised that the patio would become a parking space. However at present there is no vehicular access and this could only readily be achieved via the existing drive adjoining 20 Brixton Terrace. Even so, it is unlikely that the use of this area for parking would harm the amenities of neighbours.
- 6.3 The previous permission for re-roofing was granted on the basis that the existing tiles could not in practice be re-used. An appropriate mineral slate roof is considered to be an acceptable substitute.

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. B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

3. E29 (Occupation ancillary to existing dwelling only (granny annexes))

Reason: It would be contrary to the policy of the local planning authority to grant planning permission for a separate dwelling in this location.

4. E16 ((Removal of permitted Development Rights)

To protect the amenities of neighbours.

Informative(s):

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.