

**DCSE2004/2892/F - PROPOSED CONSERVATORY AT
54 PURLAND, ROSS-ON-WYE, HEREFORDSHIRE HR9
5QA****For: Mr C Gray, 54 Purland, Ross on Wye,
Herefordshire HR9 5QA**

Date Received: 10th August 2004 Ward: Ross-on-Wye East Grid Ref: 59580, 22997
Expiry Date: 5th October 2004

Local Members: Councillor Mrs A E Gray and Councillor Mrs C J Davis

1. Site Description and Proposal

- 1.1 This site is located within the existing residential area of Ross on Wye. This semi-detached dwelling has red brick walls and plain tiles on the roof. Three small single storey extensions have been previously added. The dwelling is situated between two other dwellings and has a long garden at the rear.
- 1.2 The proposal is to erect a small conservatory with a red brick plinth, to match the bricks on the existing dwelling, and a polycarbonate roof. The conservatory will be attached to the rear corner of the dwelling i.e. north western corner, adjacent to an existing single storey rear extension. The proposed conservatory will measure approximately 4.45 metres by 3.75 metres and will be 3.6 metres high to the ridge.

2. Policies**2.1 Planning Policy Guidance**

PPG.1 - General Principles

2.2 Hereford and Worcester County Structure Plan

Policy CTC1 - Development in Areas of Outstanding Natural Beauty
Policy CTC9 - Development Criteria

2.3 South Herefordshire District Local Plan

Policy GD1 - General Development Criteria
Policy C5 - Development within AONB
Policy SH23 - Extensions to Dwellings

2.4 Herefordshire Unitary Development Plan (Revised 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 No relevant history.

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 observations.

5. Representations

- 5.1 The Ross Town Council has no objections.

6. Officers Appraisal

- 6.1 The main issues relate to the design and appearance of the proposed conservatory and its effect on the visual appearance and character of the immediate area and also its effect on the residential amenities of the adjacent dwellings. The most relevant planning policies are GD1 and SH23 of the Local Plan and CTC9 of the Structure Plan.
- 6.2 The proposed conservatory is small and is situated at the rear of the dwelling. The conservatory is considered to be acceptable in appearance and not out of keeping with the visual appearance and character of the surrounding area. The proposed conservatory will not adversely affect the residential amenities of the neighbouring dwellings, i.e. no adverse overlooking or loss of light etc. The proposed conservatory will be in keeping with the scale of the original dwelling which will remain the dominant feature of the resultant extended dwelling.
- 6.3 As such it is considered that the proposal is 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.

3 Before any work commences on site details of the colour intended for the external roofing material 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.

Informative

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.