

MEETING:	PLANNING COMMITTEE
DATE:	9 JANUARY 2013
TITLE OF REPORT:	S122724/FH - FRONT EXTENSIONS AT 9 & 10 BAKERS OAK, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5RP. For: Mr Cutter per Richard Ball Architect, Ilex, Ashfield Crescent, Ross On Wye, Herefordshire, HR9 5PH.
WEBSITE LINK:	http://www.herefordshire.gov.uk/housing/planning/58286.aspx?ID=122724&NoSearch=True

Date Received: 27 September 2012 **Ward: Ross-on-Wye West** **Grid Ref: 359297,223166**
Expiry Date: 9 January 2013
Local Member: Councillor CM Bartrum

1. Site Description and Proposal

- 1.1 The application site is located on an established residential estate within Ross on Wye and is also within the Wye Valley Area of Outstanding Natural Beauty. The site comprises a pair of semi detached dwellings, no's. 9 & 10 Bakers Oak. The dwellings are located at the northern end of the cul-de-sac and adjoin other similar residential development to the north and south. The dwellings feature attached garages projecting forward of the building line and principle elevation. The garage serving no.10 has been converted to provide additional accommodation.
- 1.2 The proposal is for the erection of a front single storey extension over the frontage of both properties. The extension measures a cumulative 10.8 metres x 6 metres in plan. The ridge height is 3.6 metres and the proposal has an eaves height of 2.3 metres consistent over the whole scheme.

2. Policies

2.1 National Planning Policy Framework (NPPF)

- Core planning principles – Design quality – para 17
- Requiring good design - quality, context and local character and distinctiveness - Chapter 7
- Determining applications – determination in accordance with the approved plan unless material conditions indicate otherwise – para 196

2.1 Herefordshire Unitary Development Plan (HUDP):

S1	-	Sustainable development
S2	-	Development requirements
DR1	-	Design
DR2	-	Land use & activity
H18	-	Alterations & extensions
LA1	-	Areas of Outstanding Natural Beauty

Further information on the subject of this report is available from Mr C Brace on 01432 261947

- 2.2 The Unitary Development Plan policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<http://www.herefordshire.gov.uk/housing/planning/29815.aspp>

3. Planning History

- 3.1 SH98/0665/PF – Pitched roof replacing flat roof – Approved with conditions

4. Consultation Summary

Internal Council advice

- 4.1 The Transportation Manager has no objection.
- 4.2 The Council's Conservation Manager (Landscapes) has no objection regarding impact upon the AONB given the location, context and nature of the application.

5. Representations

- 5.1 Ross on Wye Town Council has no objection
- 5.2 The consultation responses can be viewed on the Council's website by using the following link:-
www.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx

Internet access is available at the Council's Customer Service Centres:-

www.herefordshire.gov.uk/community_and_living/consumer_advice/41840.asp

6. Officer's Appraisal

- 6.1 The most significant local plan policy applicable to this application is H18 which allows for extensions and alterations to dwellings providing the original building remains the dominant feature, the proposals are in keeping with the character of the existing dwelling and its surroundings and does not result in an adverse impact upon adjoining residential properties.
- 6.2 The extension effectively infills the existing space at the front of both dwellings located between the forward projecting garages, respecting that established building line. A monopitch roof is then incorporated running the width of the dwellings replacing the existing flat roofed arrangement at no.9.
- 6.3 It is considered the proposal represents an enhancement to the properties and furthermore the streetscene. The proposal provides a consistent balanced appearance to this pair of semi detached dwellings whilst also providing architectural improvements, in particular removing and replacing the existing flat roof and having identical window details over the combined frontage.
- 6.4 The size, scale and mass is in keeping with the original dwellings, which remain the dominant feature and no adverse impact results upon adjoining residential amenity or privacy. Furthermore, adequate off road parking remains for both properties. Given the context, location and small, scale nature of the application, there is no adverse impact upon the character and appearance of the Wye Valley Area of Outstanding Natural Beauty.
- 6.5 Along with satisfying the design requirements of the National Planning Policy Framework, the proposal satisfies local plan policies S2, DR1, DR2, H18 and LA1.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. **A01 Time limit for commencement (full permission)**
- 2. **B02 Development in accordance with approved plans and materials**
- 3. **I16 Restriction of hours during construction**

Reason for Approval

- 1. **The application represents an extension of acceptable size, scale and form in keeping with and subservient to the original dwellings resulting in no adverse impact upon adjoining residential amenity or the character and appearance of an Area of Outstanding Natural Beauty. Furthermore the proposal is considered to satisfy Herefordshire Unitary Development Plan policies DR1, DR2, H18 and LA1 and the requirements of the National Planning Policy Framework**

INFORMATIVES:

- 1. **The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.**

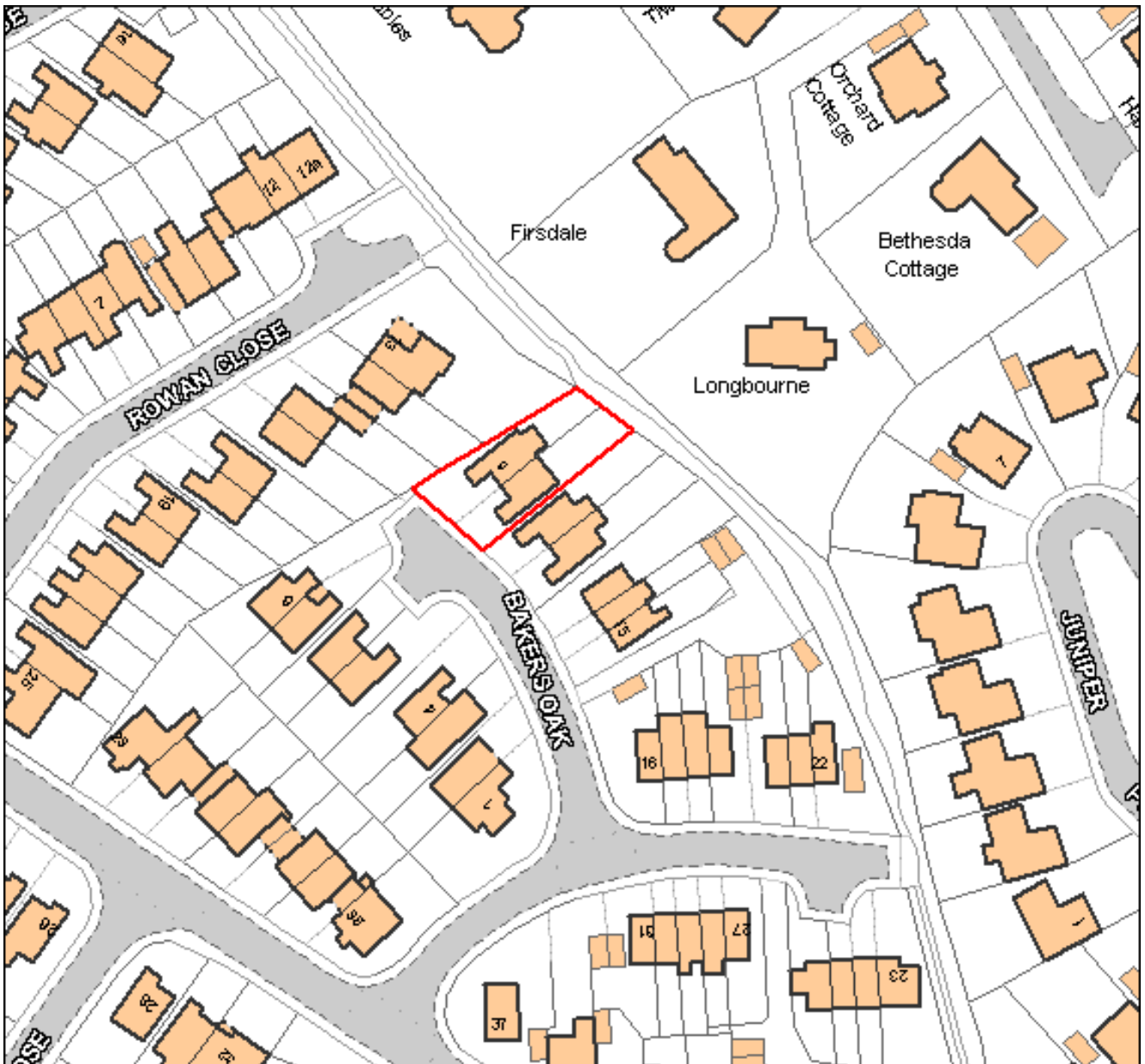
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: S/122724/FH

SITE ADDRESS : 9 & 10 BAKERS OAK, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5RP

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