

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	11 April 2018
TITLE OF REPORT:	180557 - DEMOLITION OF EXISTING SHED & KITCHEN AREA. NEW SINGLE STOREY KITCHEN AND DINING AREA. NEW STAIR ACCESS AND BEDROOM/EN SUITE FORMED IN ROOF SPACE AT WYNYATS, CHASE ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5JH For: Mr & Mrs Riddle per Mr Richard Ball, Ilex, Ashfield Crescent, Ross-On-Wye, Herefordshire, HR9 5PH
WEBSITE LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=180557&search=180557
Reason Application submitted to Committee – Staff Member	

Date Received: 12 February 2018
Expiry Date: 10 April 2018

Ward: Ross East

Grid Ref: 360133,223878

Local Member: Councillor PGH Cutter

1. Site Description and Proposal

- 1.1 The application site features Wynyats, a detached dwelling located on Chase Road within an established residential area of Ross on Wye close to the town centre. The site is within the Wye Valley Area of Outstanding Natural Beauty and a conservation area. A Grade II listed dwelling, The New House, is located within 75 metres to the south-west of the application site, however it is screened by an historic wall.
- 1.2 The proposal is the demolition of an existing shed and kitchen area to be replaced with a new single storey kitchen and dining area, a new stair access and bedroom/en suite formed in the roof space of the original dwelling.

2. Policies

Herefordshire Core Strategy

- 2.1 The following policies are applicable and relevant to this application:

SS1	-	Presumption in Favour of Sustainable Development
SS6	-	Environmental Quality and Local Distinctiveness
RW1	-	Development in Ross-on-Wye
LD1	-	Landscape and Townscape
LD4	-	Historic Environment and Heritage Assets
SD1	-	Sustainable Design and Energy Efficiency

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

National Planning Policy Framework

- 2.2 The National Planning Policy Framework (NPPF) has 'sustainable development' central to planning's remit and objectives. The NPPF also seeks positive improvements in the quality of the built, natural and historic environment and in regards people's quality of life. The following sections are considered particularly relevant:

Introduction	-	Achieving Sustainable Development
Section 7	-	Requiring Good Design
Section 11	-	Conserving and Enhancing the Natural Environment
Section 12	-	Conserving and Enhancing the Historic Environment

Neighbourhood Development Plan

- 2.3 The Ross Neighbourhood Area was designated on 11 September 2013. The Neighbourhood Development Plan is in the drafting stage (Pre-Regulation 14) and as such cannot be afforded any weight in the decision-making process.
- 2.4 The Core Strategy policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:

https://www.herefordshire.gov.uk/info/200185/local_plan/137/adopted_core_strategy

3. Planning History

- 3.1 None

4. Consultation Summary

Statutory Consultations

- 4.1 None

Internal Council Consultations

- 4.2 Conservation Manager (Building Conservation) has no objection commenting *the proposed scheme is considered acceptable from a heritage perspective. The scale and material palette proposed for the extension would have a neutral impact on the conservation area. The use of conservation rooflights which sit flush with the roof covering would be welcomed in this instance, to minimise the visual impact on the road facing roof pitch.*

Requested conditions are attached to the recommendation, below.

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:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=180557&search=180557

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

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

6. Officer's Appraisal

- 6.1 To facilitate the single storey extension it will be necessary to demolish part of the existing kitchen area (7.42 sq metres) together with existing shed (3.08 sq metres), a total of 10.50 sq metres. Part of the boundary fence between Wynyats and Coppice View will be removed and replaced with a brick wall, to allow for the new extension. It is considered there are no adverse heritage implications to the removal of these structures or, in principle, their replacement with new development. The proposed new kitchen/dining area will be some 33.4 sq metres, a net increase of 19.9 sq metres over the existing situation.
- 6.2 The proposed new single storey extension measures at its maximum 6.1 x 6 metres in plan with a maximum height of 2.9 metres. The extension has a flat roof design as this reduces the extension's mass and profile and reduces the impact on neighbouring property. With regards to the roof conversion, the only external physical alteration to the appearance of the dwelling is the insertion of rooflights into the existing roof plane. Regarding rooflights, which are required to provide light into the deep Family Room / Dining area and the bedroom and en suite and staircase proposed within the dwelling's existing roofspace, these are subject of a condition as requested by the Conservation Manager to ensure a satisfactory appearance.
- 6.3 Having regards to the context, scale and nature of the proposal as described above, the absence of meaningful public views into the site or of the proposal, which would be glimpsed at most, it is considered there is no demonstrable impact upon the character and appearance of either the Wye Valley AONB or the character and appearance of the conservation area. Furthermore, given the relationship with Grade II listed The New House, it is considered there is no appreciable impact upon the setting of the listed building. The comments of the Conservation Manager are also noted and as such policies RW1, LD1, LD4 and SD1 of the Herefordshire Core Strategy and the relevant landscape and heritage aims and objectives of the NPPF are met. Furthermore the Council's duty to have special regard to the desirability of preserving the setting of the nearby listed building (Section 16 of the Planning (Listed Buildings and Conservation Area) Act 1990) and of preserving or enhancing the character or appearance of Conservation Area (Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990) has been addressed.
- 6.4 The extension and roof alterations are appropriate and proportionate to the existing dwelling and are not considered to have any significant or detrimental impact on adjoining amenity and privacy. As such policy SD1 is satisfied and the proposal is of an acceptable design quality as required by policies LD1 and SD1 of the Core Strategy and NPPF.
- 6.5 On the basis of all of the above approval is recommended.

RECOMMENDATION

That planning permission be granted subject to the following conditions and any other further conditions considered necessary by officers named in the scheme of delegation to officers:

- 1. A01 – Time Limit for Commencement**
- 2. B02 – Development in Accordance with Approved Plans and Materials**
- 3. C04 – Matching Brickwork**
- 4. D09 – Details of Rooflights**

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.**

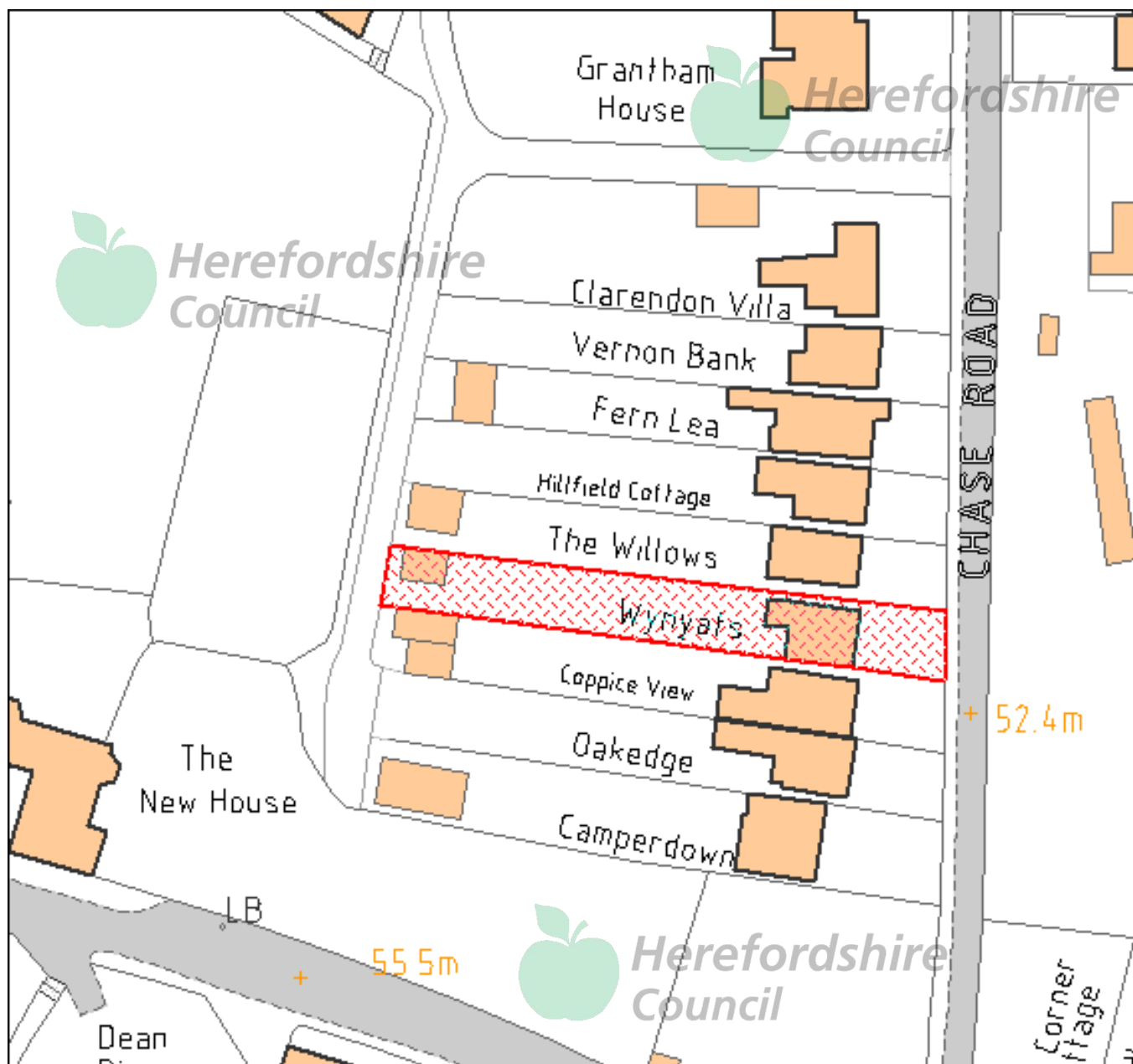
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 180557

SITE ADDRESS : WYNYATS, CHASE ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5JH

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