

5 DCSW2004/1691/F - TWO STOREY SIDE EXTENSION INCLUDING CONVERSION OF EXISTING GARAGE TO ROOM, WOODVALE, PONTRILAS, HEREFORD, HEREFORDSHIRE, HR2 0EH**For: Mr. & Mrs. Newman, per Broadheath Consulting Ltd, Broadheath, Moreton on Lugg, Hereford, HR4 8DQ****Date Received: 10th May, 2004****Ward: Valletts****Grid Ref: 39699, 27614****Expiry Date: 5th July, 2004**

Local Member: Councillor P.G. Turpin

1. Site Description and Proposal

1.1 The proposal site is on the northern side of the main thoroughfare in Pontrilas, the Class III road (C1233). Woodvale is a detached property between Doyre House to the east which has a retail premises that is currently vacant, and to the west is The Stonehouse, an imposing three storey stone faced dwelling. The application site and The Stonehouse are both below the level of the Class III road from which both dwellings gain access. The land to the north comprises the River Dore and above that the A465(T) road.

1.2 It is proposed to extend this modern house by erecting a first floor extension over the existing garage on the western end of Woodvale. This also entails adding a two-storey addition to the rear of the existing garage, this addition adds 1.1 metres to the length of the two-storey extension and is like the garage, 3.1 metres wide. Planted timber work already used on the front elevation of the house will be continued into the new first floor elevation facing the Class III road. The remaining areas will be covered in a facing brick matching that used in Woodvale, under a slate roof matching that used on the main roof.

2. Policies**2.1 Planning Policy Guidance**

PPG.1 - General Policy & Principles

2.2 Hereford and Worcester County Structure Plan

Policy H.20 - Housing in Rural Areas Outside the Green Belt
Policy CTC.2 - Development in Areas of Great Landscape Value
Policy CTC.9 - Development Criteria

2.3 South Herefordshire District Local Plan

Policy GD.1 - General Development Criteria
Policy C.8 - Development within Area of Great Landscape Value
Policy SH.23 - Extensions to Dwellings

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy DR.1	-	Design
Policy H.18	-	Alterations & Extensions

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 Traffic Manager has not replied.

5. Representations

5.1 The Parish Council have not replied.

5.2 One letter of objection has been received from Mr. C. Hickinbottom, The Stonehouse, Pontrilas, HR2 0EH

The following main points are raised:

- rear of both properties north facing, area between properties our recreational area receiving limited sunlight. Would reduce by 40% if development proceeds
- loss of privacy due to overlooking by a first floor bedroom window and more importantly a kitchen window that looks directly across the rear of our property. Notwithstanding that there is an existing garage window, proposed one directly overlooks
- submitted plan nor OS plan does not show correct alignment of our properties. Woodvale is set back further
- substantial fall from front to rear of both properties. Next door on a 3/4ft elevated foundation, ground level considerably higher hence overlooking concern.

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 issues are considered to be the scale and form of the extension, and the impact that the new building would have on adjoining residents.

6.2 The application has been delayed in determination, as revised block plans were needed. The originally submitted ones showed Woodvale and The Stonehouse as having their rear walls in alignment, which is also how the Ordnance Survey plan incorrectly defines the relationship between the two properties. Woodvale has in fact its rear wall 2 metres further north than The Stonehouse.

- 6.3 Woodvale has not been extended at first floor level previously and it is considered that the extension over the existing garage and a further one made to the north in alignment with the existing rear wall does not result in an extension that is unduly dominant in relationship to the existing 3 bedroom house. The ridge height is no higher than the ridge on the main roof. The second main issue is the impact that the proposed development would have on the amenity of adjoining residents. The extension will have an impact on adjoining residents given the difference in respective ground floor levels between Woodvale and The Stonehouse. Woodvale is approximately 1.7 to 1.9 metres higher. However, no overlooking first floor windows are proposed in the side elevation that is just under one metre away from the boundary shared with The Stonehouse. A planning condition should be attached in the event that planning permission is granted removing the possibility of inserting windows at a later date. The adjoining residents are also concerned about the introduction of a ground floor window which will be higher in the side or west facing wall given the floor area of what was the garage will be heightened in line with the main house. A window facing the garden and a side door in its place may be a possible amendment to the proposal. It is not considered that the north facing bedroom window will unduly overlook the adjoining property to a detrimental degree given the extent of shrub and tree cover along the boundary and to the rear of The Stonehouse affording areas of privacy.
- 6.4 The other issue raised is one relating to the loss of light from the new extension. The proposed extension is no higher than the existing house, it is only slightly longer in length. Overshadowing would only occur as at present and during a particular time frame each day and would have a different impact depending upon the time of year. The patio area used by the objectors would more than likely be used at the time of year of least overshadowing, i.e. when the sun is overhead. It is not considered that the increased area of building would demonstrably impact upon the amenity of the occupants of The Stonehouse such that planning permission could be reasonably withheld for reasons of loss of sunlight or overshadowing.
- 6.5 The proposal can be supported subject to the removal of permitted development rights for additional openings on the west facing wall. In addition, before planning permission is granted revisions should be sought swapping the kitchen door and window around.

RECOMMENDATION

That subject to the receipt of satisfactory revised plans relating to the window for the kitchen area of the scheme, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

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. E17 (No windows in side elevation of extension)

Reason: In order to protect the residential amenity of adjacent properties.

Informative:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.