

**18 DCSW2005/0725/F - SINGLE STOREY EXTENSION
INCORPORATING FACILITIES FOR A DISABLED
PERSON AT ROSEDALE, WELLBROOKSIDE,
PETERCHURCH, HEREFORD, HR2 0SP****For: Mr. T. Clark & Miss P. Brace, 3 Princes Orchard,
Peterchurch, Herefordshire HR2 0RW****Date Received: 7th March, 2005 Ward: Golden Valley North Grid Ref: 35072, 38288****Expiry Date: 2nd May, 2005**

Local Member: Councillor N.J.J. Davies

1. Site Description and Proposal

- 1.1 The proposal site is on the south-eastern side of the Class C road (C1175) just to the north-east of Wellbrookside and opposite Crossways. This Class C road is the road joining Peterchurch and Tyberton on the B4352 via Stockley Hill.
- 1.2 Rosedale is a detached bungalow set back from the Class C road between two other bungalows either side of it namely Oaklands and the Vernals.
- 1.3 It is proposed to extend the early twentieth century bungalow to the rear or south-eastward. The existing bungalow is 8.6 metres wide and 10 metres long, with two structures on the rear elevation, a lean-to glasshouse and wooden structure, that will both be demolished. The proposed extension is 8 metres long and 8.3 metres wide. The extension as originally submitted had a flat roof, this has been amended to a hipped roof of cement fibre slates that match those on the existing bungalow. The walls of the extension will be rendered to match.
- 1.4 The site is within the defined settlement boundary for Peterchurch.

2. Policies**2.1 Planning Policy Guidance**

PPS7 - Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan

Policy H20 - Housing in Rural Areas

2.3 South Herefordshire District Local Plan

Policy GD1 - General Development Criteria

Policy SH23 - Extensions to Dwellings

3. Planning History

- 3.1 No planning history identified.

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 The Traffic Manager recommends that conditions be attached relating to the need for three parking spaces.

5. Representations

- 5.1 Two letters have been received submitted by the applicants. These letters contain confidential medical information.
- 5.2 Peterchurch Parish Council "support the application".
- 5.3 One letter of representations has been received from D.H. & S.I. Bowen, Oaklands, Peterchurch HR2 0SP. The following main points are:

- about same area as existing property
- flat roof out of keeping
- loss of privacy, through overlooking
- re-positioning of back door close to our property gives cause for concern

The full text of these letters 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 of development, and the planning merits of the application.
- 6.2 The extension has been designed purposely with the needs of one of the occupants specifically. The occupant is the son of one of the applicants who will be in the future wheelchair bound and dependent upon carers. The applicants and their family live in Peterchurch, but need a bungalow that can be extended and modernised with the specific needs of their son in mind. They also have three other children.
- 6.3 The extension is on a bungalow that is between 22 and 20 metres set back from Wellbrook Road (the C1195 road). Therefore, the impact of the extension will not, when viewed from the highway have a detrimental impact. The extension is in keeping with the main bungalow in terms of the materials and design. The extension is, having regard to the policy on extensions, larger than would normally be anticipated, this is though a small margin. However, this can be set against the fact that the site is within the settlement boundary for Peterchurch and that a replacement dwelling or indeed a new dwelling proposal on this site of just over one tenth of an hectare or just over quarter of an acre would cover a greater footprint than the bungalow presently on the site.

- 6.4 It is not considered that the installation of a side doorway into the existing bungalow, nor the additional windows, could be reasonably deemed to affect the amenity of adjoining residents.
- 6.5 The proposal can be supported on its merits given the limited impact it will have in the street scene and the fact that the site is within the settlement boundary. It will not have a detrimental impact on the amenity of residents in the vicinity of the site.

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.

Informative:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.