

5 DCSE2005/1414/F - FIRST FLOOR EXTENSION OVER GARAGE, MAY HOUSE, MILL ORCHARD, WESTON UNDER PENYARD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7PE**For: Mrs. A. Beane per Mr. G. Jones, 53 Broad Street, Ross-on-Wye, HR9 7DY****Date Received: 3rd May, 2005****Ward: Penyard****Grid Ref: 63393, 23151****Expiry Date: 28th June, 2005**

Local Member: Councillor H. Bramer

1. Site Description and Proposal

- 1.1 This site is located at the end of a cul-de-sac in a small residential estate within the village of Weston-under-Penyard. The existing four bedroomed dwellinghouse is situated between two other dwellings of similar size.
- 1.2 The proposal is to erect a first floor extension over the existing attached garage in brick and roof tiles to match those on the existing dwelling.

2. Policies**2.1 Planning Policy Guidance**

PPS.1 - Delivering Sustainable Development

2.2 Hereford and Worcester County Structure Plan

Policy H.16A - Development Criteria
Policy H.18 - Residential Development in Rural Settlements
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 SH.23 - Extensions to Dwellings
Policy C.8 - Development within Area of Great Landscape Value

2.4 Unitary Development Plan – Revised Deposit Draft

Policy S.2 - Development Requirements
Policy DR.1 - Design
Policy H.18 - Alterations and 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 no objection.

5. Representations

- 5.1 The Parish Council observe:

Councillors object to this application as they feel that the extension would be out of proportion to the other houses in the close.

- 5.2 There has been a letter of objection received from:

C. England, 'Chantilly', Mill Orchard, Weston-under-Penyard, Ross-on-Wye, HR9 7PE

The main points being:

- the houses are constructed of dark coloured brick and the proposed two-storey solid wall will give impression of bringing the house closer to objector's property, which will look hemmed in, in relation to other houses in estate
- the development at present has a balanced look with the houses reasonably spaced and designed. The objector likes the feel of space around his dwelling and does not want two 2-storey solid walls next to his property
- objector would not have purchased house if May House had been built with the extension now proposed. When you purchase a house of this value you expect some space between houses
- proposed extension may affect the future saleability of objector's property
- the houses are not in line and proposed extension will throw a large shadow over objector's garden cutting out light so affecting garden and patio areas
- there will be two windows in the extension which will be closer to objector's property which will overlook garden and take away privacy.

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 relate to the size, design and appearance of the proposed extension and its effect on the visual amenities of its setting. Also the effect of the extension on the residential amenities of the occupants of the adjacent dwellings, in particular the existing dwelling to the north-east. The most relevant policies in this case are GD.1 and SH.23 of the South Herefordshire District Local Plan and CTC.9 of the Hereford and Worcester County Structure Plan.
- 6.2 The proposed extension is considered to be acceptable and in keeping with the scale and character of the existing dwelling. In addition it is considered that the resultant

extended dwelling will be in keeping with the character and appearance of the immediate area and adjacent dwellings.

6.3 It is considered that the proposed development will not adversely affect the dwelling immediately to the north-east (where the objector lives). The proposed extension will not over-dominate nor detract from the character, appearance or setting of the objector’s dwelling. In addition, it is considered that the proposed development will not adversely affect the residential amenities of the occupants of the objector’s dwelling, i.e. no adverse overlooking, loss of light or over-domination of that dwelling. The effect the proposal may have on the value of the neighbour’s property is not a material planning consideration.

6.4 The proposed development is therefore considered to be acceptable and in accordance with planning policies, in particular Policies GD.1 and SH.23 of the Local Plan. These policies relate to extensions to dwellings and the effect of development on neighbouring buildings/uses and the character and appearance of its setting.

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(s):

- 1. N03 - Adjoining property rights**
- 2. N15 - Reason(s) for the Grant of Planning Permission**

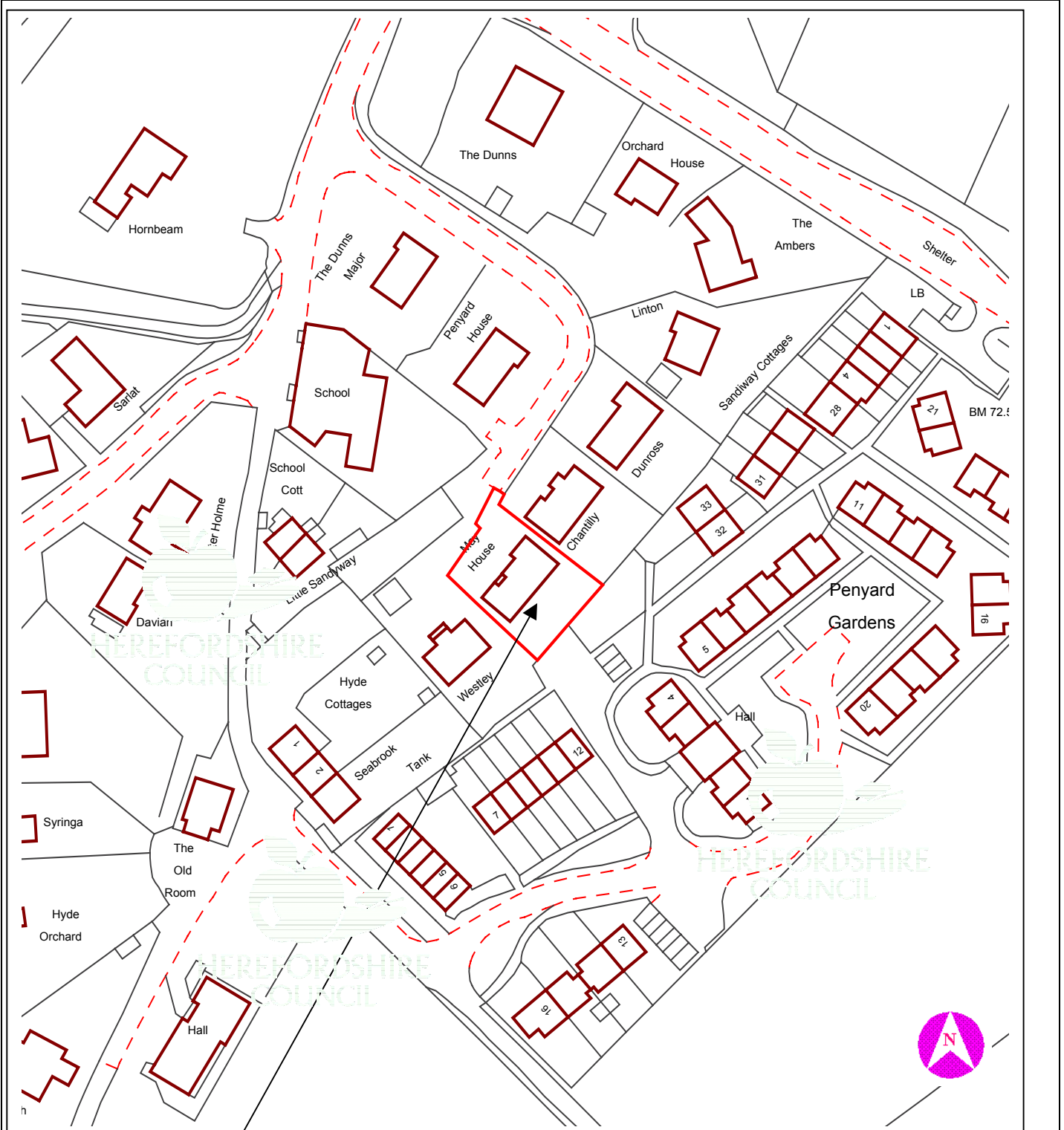
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2005/1414/F

SCALE : 1 : 1250

SITE ADDRESS : May House, Mill Orchard, Weston under Penyard, Ross-on-Wye, Herefordshire, HR9 7PE

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