

**7 DCSE2005/2295/F - TWO STOREY EXTENSION TO REAR, 9 SYCAMORE CLOSE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5UA**

**For: Mr. & Mrs. R. Hurdley per Mr. V. Marlow, VJM Design House, 26 Whaddon Road, Cheltenham, Glos. GL52 5NA**

**Date Received: 12th July, 2005    Ward: Ross-on-Wye West    Grid Ref: 59161, 23054**

**Expiry Date: 6th September, 2005**

Local Member:    Councillor G. Lucas  
                          Councillor M.R. Cunningham

**1. Site Description and Proposal**

1.1 This site is located in a residential housing estate within the town of Ross-on-Wye. This two-storey detached dwelling is situated between two other houses with houses to the rear. The dwelling has buff brick walls with grey concrete tiles on the roof. There are mature hedgerows on the side boundaries in the rear garden with some mature trees on part of the rear boundary on the neighbours side.

1.2 The proposal is to erect a two-storey extension at the rear of the existing dwelling in external materials to match existing.

**2. Policies**

**2.1 Planning Policy Guidance**

PPS.1            -        Delivering Sustainable Development  
PPG.3            -        Housing

**2.2 Hereford and Worcester County Structure Plan**

Policy CTC.1    -        Development in Areas of Outstanding Natural Beauty  
Policy CTC.9    -        Development Criteria

**2.3 South Herefordshire District Local Plan**

Policy GD.1     -        General Development Criteria  
Policy C.5       -        Development within Area of Outstanding Natural Beauty  
Policy SH.23    -        Extensions to Dwellings  
Policy T.3       -        Highway Safety Requirements

**2.4 Unitary Development Plan – Revised Deposit Draft**

Policy S.2       -        Development Requirements  
Policy DR.1     -        Design  
Policy H.18     -        Alterations and Extensions  
Policy LA.1     -        Areas of Outstanding Natural Beauty

### 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 Council's Traffic Manager recommends a condition that parking should be to Council standards.

### 5. Representations

5.1 The Town Council has no objections.

5.2 Three letters of objection have been received from:

Mr. & Mrs. T. Thomas, 8 Sycamore Close, Ross-on-Wye, HR9 5UA  
Mr. & Mrs. A. J. Cross, 14 Laburnum Close, Ross-on-Wye, HR9 5UB  
C. E. Round, 15 Laburnum Close, Lincoln Hill, Ross-on-Wye, HR9 5UB

The main points being:

- the proposed extension will be out of keeping with other extensions granted in the past which have been built on the side of other dwellings in area
- the extension will over-dominate existing dwellings to side and rear
- the proposal will overshadow the adjacent property (to north east) both garden and house. The applicants' house is one metre higher and set back approximately 4 metres from back of objector's house
- more sunlight would be blocked from neighbours property in winter when the sun is lower in sky
- two extra windows will overlook neighbours property to side
- the proposed extension will be closer to dwellings to the rear which will also result in overlooking of these properties and will lead to an increase in the level of noise affecting these properties
- residential amenities of dwellings to the rear would be adversely affected by the proposal
- value of objector's dwellings will be affected.

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 relate to the size, design and appearance of the proposed extension and also its effect on the residential amenities of the adjacent dwellings, in particular the adjacent dwelling to the north east, in terms of overshadowing and adverse overlooking/loss of privacy. 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. The size and design will be in keeping with the existing dwelling and the character and appearance of the surrounding area.
- 6.3 It is also considered that the residential amenities of the neighbouring dwellings will not be adversely affected by the proposed development. The dwelling to the north east (which has an existing conservatory on the rear) would be the most likely to be affected. However it is considered that there will be no adverse loss of light nor over-domination as a result of the proposed extension. There will be a new window at first floor level on the side of the proposed extension facing the north east, however this will serve an en-suite w.c. and therefore will not affect the residential amenities of the neighbour. The residential amenities of the dwelling on the south west side will also not be adversely affected.
- 6.4 There will be two new windows at first floor level, one on each side in the walls on the existing dwelling, i.e. not in the new extension. These windows will overlook windows on the adjacent dwellings at the side. However the insertion of these windows in the existing walls of the dwelling would not require planning permission and as such could be inserted at any time whether this planning permission was granted or not.
- 6.5 The proposed development will not adversely affect the residential amenities of the dwellings to the rear of the property. In any event there are existing trees on the neighbours side which are positioned along part of the rear boundary.
- 6.6 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 and Policy CTC.9 of the Structure Plan.

## 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. **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.**

4. **The window serving the en-suite w.c. at first floor level on the north-east elevation of the extension hereby approved shall have obscure glazing and at all times thereafter, unless otherwise first agreed in writing by the local planning authority.**

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

**Informative(s):**

1. **N03 - Adjoining property rights**
2. **N14 - Party Wall Act 1996**
3. **N15 - Reason(s) for the Grant of Planning Permission**

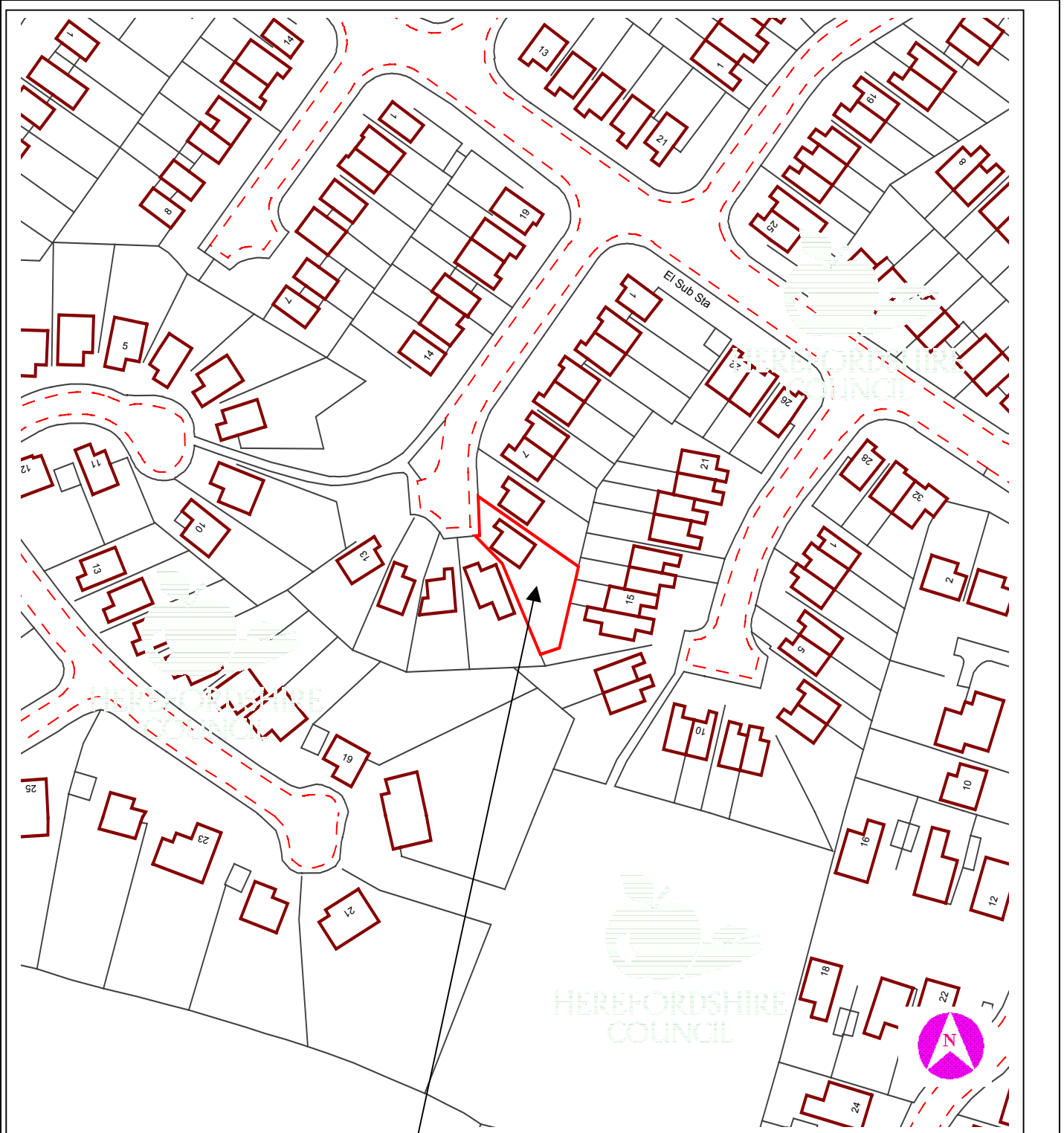
Decision: .....

Notes: .....

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### **Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSE2005/2295/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** 9 Sycamore Close, Ross-on-Wye, Herefordshire, HR9 5UA

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