

**8 DCSE2005/2162/F - EXTENSION OF ENTRANCE HALL INCLUDING CLOAKS & SUN LOUNGE (REVISED SCHEME), THE OLD SCHOOL HOUSE, BRAMPTON ABBOTTS, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7JE**

**For: Mr M Cunningham, The Old School House, Brampton Abbots, Ross-on-Wye, HR9 7JE**

**Date Received: 1st July 2005**

**Ward: Old Gore**

**Grid Ref: 60077, 26468**

**Expiry Date: 26th August 2005**

Local Member: Councillor J. W. Edwards

**1. Site Description and Proposal**

1.1 The application property is a former school house situated next to the school which has now been converted into a dwellinghouse. This stone built house has a strong architectural character. To the east side of the house there is a single-storey section. An application (DCSE2005/1268/F) to enlarge this part of the building to form a two-storey side extension with a sun lounge to the rear was refused in June 2005 for the following reasons:

1. The proposed extension by reason of its size and position in relation to the adjoining house, The Old School, would loom over that property and harm the amenities of occupants. The proposal would conflict therefore with Policy SH.23 of the South Herefordshire District Local Plan.
2. The proposed extension by reason of its design, massing and size would detract from the architectural appearance of the Old School House and from the group of buildings formed by the former School and School House. The proposal would conflict therefore with Policy H.20 of the Hereford and Worcester County Structure Plan and Policy SH.23 of the South Herefordshire District Local Plan.

1.2 The current proposal is for a revised scheme. The side extension would remain single-storeyed but would be widened by about 1m to abut the existing brick boundary wall with The Old School. The sun room would be about 3.4m wide x 2.3m deep with the same eaves height as the single-storey. As submitted the roof of both extension and sun lounge would have been too shallow to allow use of clay tiles (which normally require a 45 degree pitch). The scheme has now been amended to increase the roof pitch so that clay tiles to match the main part of the house can be used. The height of the ridge of the single-storey building and sun lounge would now be 4m and 3.7m respectively. The external materials would be stone with brick on the end elevation to match the adjoining brick wall, and an oak frame for the sun lounge. In addition a porch would be constructed on the front (north) elevation of the side extension. This would comprise a tiled ridged roof supported by timber piers.

## 2. Policies

### 2.1 Hereford and Worcester County Structure Plan

- Policy H.20 - Housing in Rural Areas
- Policy CTC.1 - Development in Areas of Outstanding Natural Beauty

### 2.2 South Herefordshire District Local Plan

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

### 2.3 Unitary Development Plan (Revised Deposit Draft)

- Policy H.18 - Alterations and Extensions

## 3. Planning History

- 3.1 SH950245PF New vehicular access to serve church and former school house - Approved 04.10.95
- DCSE2005/1268/F New bedroom and sun lounge extension - Refused 16.06.05

## 4. Consultation Summary

### Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

### Internal Council Advice

- 4.2 Traffic Manager has no objection to the grant of permission.
- 4.3 Conservation Manager does not object to this latest proposal but recommends a plain or dry verge rather than barge boards, and conditions regarding external materials and appearance.

## 5. Representations

- 5.1 The applicant has submitted a response to representations regarding this proposal. In summary the following points are made:
  - The Old School House has never been extended
  - the plot is only marginally smaller than that of The Old School which is a considerably bigger building with a huge brick built two-storey extension
  - no windows proposed on east elevation so cannot infringe neighbours' privacy - bedroom and bathroom windows in The Old School overlook the whole of The Old School House and the sun lounge would provide one small private place
  - only 1m in width is being added for a downstairs toilet and cloakroom
  - both houses face south and The Old School's lounge window facing The Old School House is not the only source of light to that room

- roof is being raised by 0.3 not 1m
- query how extension will face Old School's window which is to the right
- natural light to adjoining property will not be any different to what it is now
- The Old School House is not a listed building.

5.2 Two letters have been received expressing objections to the proposal on the following grounds:

Policy H.18 of Revised Draft Unitary Development Plan would be breached as:

- (i) proposal would be exceedingly cramped and appear squeezed on to the existing plot
- (ii) dramatic infringement of privacy and amenities (main objection):
  - natural light would be drastically altered in lounge by the 4m high sun lounge immediately in front of lounge window and 1m increase in cloakroom roof would loom over window, cutting light
  - large bedroom window also feeds light to remainder of first floor and proposal would have a severe light reducing impact
  - rural views would be reduced and replaced by brick wall - conservatory would be 1.65m higher than boundary wall and much less than 2m from it
  - natural light reduced to downstairs study, upstairs bathroom and patio area; extensions would cast shadows and block sunlight and create feeling of being hemmed in
- (iii) The Old School House is a listed building. A small cottage close to the larger school building (now a house) - this relationship would be changed in terms of scale, mass and siting
- (iv) proposal would change character of both buildings making them look crowded and out of scale
- (v) as submitted had a lower conservatory roof of 3.3m and no changes to cloakroom roof to which did not object - why has roof pitch been altered?

5.3 The Ramblers Association and Open Spaces Society do not object to the proposal.

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. Officer's Appraisal

6.1 There are two main issues: the effect on the architectural appearance of the building and the effect on the amenities of neighbours. On the first issue it should be pointed out that neither The Old School House or The Old School are listed buildings. They are sited close together but the single-storey section of the application property helps to ensure visual separation between them. This would remain and the extra width would not, in my opinion, significantly alter the relationship between the buildings, nor be out of scale with The Old School House itself. The sun lounge would be at the rear of the house and attached to the single-storey section. It is of an appropriate design and materials and consequently would not detract from the architectural appearance of The Old School House.

6.2 Turning to the second issue, the concerns raised are loss of privacy, natural lighting and overbearing development blocking views. There would be no windows in the east facing elevation of the extension and the roof of the sun lounge would be clay tiles not glass. Consequently the existing boundary wall would be sufficient to ensure the privacy of occupiers of the neighbouring house. There are living room and bedroom windows in the west elevation at The Old School close to the boundary. However these are not directly in line with the single-storey section of The Old School and the sun lounge roof would angle upwards away from the boundary. In these circumstances there would be only a limited adverse effect on lighting of ground floor living rooms; upstairs rooms are unlikely to be affected. The reduction in natural light to the external areas close to the house would not be significant. Similarly any overbearing effect of the proposals and restriction of views would not be sufficient, in my opinion, to justify refusal of planning permission.

**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. **A09 (Amended plans )**

**Reason: To ensure the development is carried out in accordance with the amended plans.**

- 3. **C02 (Approval of details )**

**Reason: To safeguard the character and appearance of this building of architectural or historical interest.**

- 4. **E18 (No new windows in specified elevation )**

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

**Informative(s):**

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

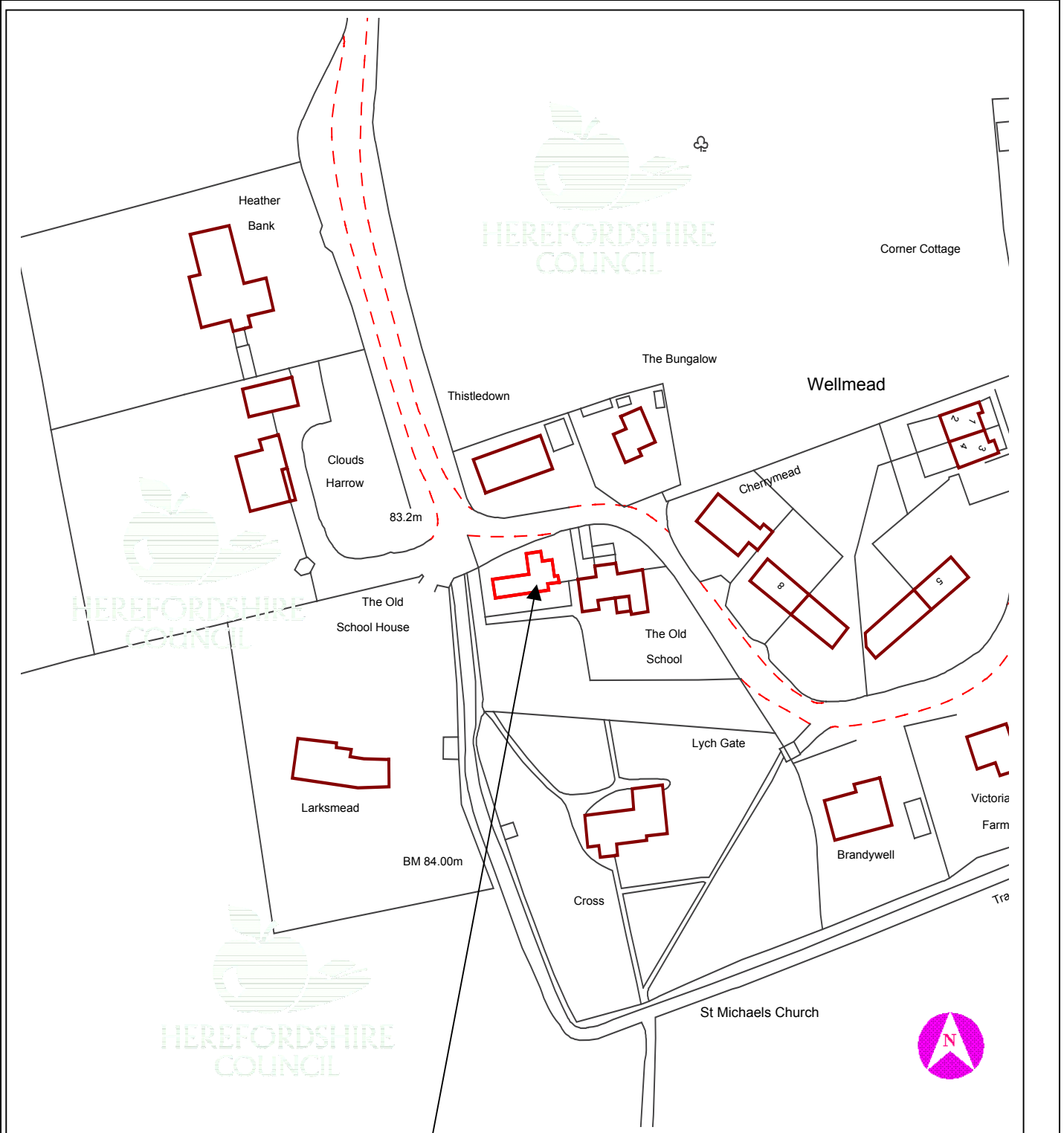
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSE2005/2162/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** The Old School House, Brampton Abbots, Ross-on-Wye, Herefordshire, HR9 7JE

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