

**DEFERRED****5 DCSE2005/2311/F - PROPOSED TWO STOREY EXTENSIONS AND ALTERATIONS, CHAPEL MILL COTTAGE, BROMSASH, ROSS-ON-WYE, HR9 7PL****For: Ms. K. Brook per M. R. James, Clyde House, Viney Hill, Lydney, Gloucestershire, GL15 4NY****Date Received: 13th July 2005****Ward: Penyard****Grid Ref: 64870, 24222****Expiry Date: 7th September 2005**

Local Member: Councillor H. Bramer

Determination of this application was deferred by the Sub-Committee at its meeting on 28<sup>th</sup> September 2005 in order to consult the Parish Council and local residents on the amendments to the proposal, reducing the 2-storey rear extension to a single-storey.

**1. Site Description and Proposal**

1.1 The application property is a former granary which was converted into a two-storey dwelling in the early 1980s. It is attached to High House, a much taller dwellinghouse. More recently a barn to the north of Chapel Mill Cottage has also been converted into a house (Morcroft) and two new detached houses have been built to the north-east, separated from the cottage by a high stone wall. On the other side of the highway are further dwellinghouses. Ye Olde Shoppe being directly opposite. The property is within the smaller settlement of Bromsash.

1.2 It is proposed to erect a two-storey extension to the side of Chapel Mill Cottage. This would be about 4.3m wide, slightly less deep than the cottage and with lower eaves and ridge. To the rear a single-storey kitchen extension (about 4.3m wide x 4.4m deep) would be built with a gap of about 0.35m between the extension and boundary with High House. As originally submitted this would have been two-storeyed. Other proposals include a new porch at the front and alterations to fenestration. A screen fence is also proposed close to the access drive off the B42294 to enclose part of the front and side of the curtilage.

1.3 An earlier application (DCSE2004/4301/F) proposed two-storey side and rear extensions and raising the height of the main house by about 1m to allow a second floor to be installed which would have been lit by dormer windows. This was refused planning permission for the following reason:

“The proposed extensions, by reason of their size and position, would result in loss of privacy and be overbearing in relation to adjoining residential properties which would harm the amenities of the occupiers of those properties. As a consequence the proposal would conflict with Policy SH.23 of the South Herefordshire District Local Plan.”

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### 2. Policies

#### 2.1 Hereford and Worcester County Structure Plan

- Policy H.20 - Residential Development in Open Countryside
- Policy CTC.13 - Buildings of Special Architectural or Historic Interest
- Policy CTC.14 - Criteria for the conversion of Buildings in Rural Areas

#### 2.2 South Herefordshire District Local Plan

- Policy SH.23 - Extensions to Dwellings
- Policy GD.1 - General Development Criteria
- Policy C.36 - Re-use and Adaptation of Rural Buildings
- Policy C.37 - Conversion of Rural Buildings to Residential Use

#### 2.3 Supplementary Planning Guidance

Re-use and Adaptation of Traditional Rural Buildings

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

- Policy H.18 - Alterations and Extensions
- Policy HBA.12 - Re-use of Traditional Rural Buildings

### 3. Planning History

- 3.1 DCSE2004/4301/F Two-storey extensions, alterations and two dormer windows - Refused 10.02.05

### 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; 2 car parking spaces have been provided for this 3 bedroom dwelling. This advice does not change for the amended proposal.
- 4.3 Conservation Manager advises that no evidence of bats entering the eaves was seen but access by bat species is a possibility. It is recommended that informative be added if permission is granted.

### 5. Representations

- 5.1 Parish Council objects to the proposal for the following reasons:

“We note that this is a revised version of a previous unsatisfactory application. This new application shows very little improvement other than the Developer apparently no

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longer intends to raise the roof line by building into the adjoining property without permission. Therefore we can only reiterate our previous comments.

The cottage once housed a grain store and a cider mill, it adjoined and belonged to High House, which was and still is an agricultural holding. It was converted to residential use some years ago making a small cottage, entirely in keeping with High House. Apart from the addition of a small porch the outline of the building and the roof line were unaltered and fitted in well with the surrounding old buildings. Therefore as a 'conversion of a rural building to residential use' at the moment it conforms to Planning Policies C.36 and C.37 and fulfills the appropriate criteria of GD.1.

The proposed extensions do not comply with these policies. In addition they do not comply with the supplementary planning guidance of this authority or Policy SH.23 'Extensions to dwellings'.

Any boundary wall or fence in front of the property that is any higher than that already in place would seriously affect the visibility both of the residents of the courtyard and of anyone venturing over the already dangerous cross-roads just yards from the cottage, the Highway Authority should certainly be consulted.

The extra surface water and sewage, which may be generated, does not seem to have been addressed in the plan. As this discharges onto someone else's property it should have been given consideration.

For these reasons and in particular the contravention of planning policies in the SHDC Development Plan and the emerging UDP, Linton Parish Council does not support this application."

### 5.2 The Parish Council's response to the amended proposal is as follows:

"The Parish Council does not support this application.

We are pleased to have now received the amended plans together with the previous plans in order to make a comparison between the two, but were disappointed to note that the Planning Officer has already recommended this application for acceptance.

Chapel Mill Cottage was originally an agricultural building and as a 'conversion of a rural building to residential use', at the moment, it conforms to Planning Policies C36, C37 & GD1. Any alteration/extension to this cottage would contravene those policies and Policy SH23 'Extensions to Dwellings' The fact that this conversion took place before the SHDC Local Plan was accepted is irrelevant; the District Council at that time had similar policies. There are now very positive policies in place and by law they have to be taken into account and generally adhered to unless there are material planning considerations to suggest otherwise. The Parish Council do not believe there are any further considerations to be taken into account.

Although the amended plan shows one of the extensions now reduced to one storey, any extension in the very limited space available would be unacceptable, to prepare foundations at the rear of the property would entail excavating bed- rock that could seriously compromise the foundations of High House. This would be over-development of a small, unsuitable site. Once again the sewage, surface water and drainage problems do not seem to have been addressed.

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The Planning Officer's appraisal at 6.5 states that the Traffic Manager specifically notes that two parking spaces would be sufficient for a three-bed roomed dwelling. The revised scheme would still contain three bedrooms; how does the Traffic Manager know how many cars any occupants might own? Also please note that the road involved is the B4224 not the B4229.

For the above reasons and in particular the contravention of planning policies in the SHDC Development Plan and the emerging UDP Linton Parish Council does not support this revised application."

5.3 9 letters have been received objecting to the proposed development for, in summary, the following reasons:

- very little difference compared to earlier application and by doubling the size of the house would still be gross over-development - very little of site would not have been built upon
- would harm character of High House and terrace as a whole, creating a castle like situation; detract from street scene
- lots of original features retained from granary would now be lost
- would result in loss of privacy by occupiers: Morcroft has full height picture windows which would face end wall of side extension and Ye Olde Shoppe would have 6 rather than 2 windows looking into its bedrooms
- cause loss of light and be overbearing in relation to adjoining houses
- in view of scale and mass, not in keeping with existing dwelling and become dominant feature, proposals would conflict with Local Plan Policies SH.23 and GD.1
- parking spaces would be reduced to 2 which is insufficient as no opportunities to park safely on the highway
- access is at narrowest part of B4229 and too near a cross-roads - vehicles would have to reverse out of parking space unsighted or reverse onto main road
- new fence would cause problems for service and farm vehicles, which may have to drive on paved front 'garden' of Morcroft
- the above would compromise road safety
- colony of bats in roof which protect property from development
- septic tank, shared with Morcroft, may not be adequate for enlarged dwelling - survey required
- underlying rock may mean excavation for rear extension would damage foundations of High House - needs sub-soil investigation
- dangerous position for gas storage tank
- devalue property values.

5.4 4 further letters have been received in response to additional consultation which in summary object to the proposal for the following reasons:

- (1) proposal is still too large for small site, create feeling of congestion compared to present open plan and be overdevelopment
- (2) loss of privacy especially for occupiers of Old Post Office (only 8 m away) and Morcroft (latter with full wall picture windows), as well as light and air and would be overbearing

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- (3) fence now to be higher wall (2.1 m) and will force larger vehicles (fire engines, oil tankers, farm vehicles) to drive over Morcroft open frontage; even greater obstacle to emergency vehicles
- (4) septic tank shared with Morcroft and near to capacity (according to Building Control Officer) – needs engineer to assess its suitability – inconceivable that permission recommended without problem being considered
- (5) gas tank not shown – its position is fundamental to parking space which is impracticable without driving over Morcroft's frontage
- (6) contrary to report distances of 7 m and 10 m between properties are not adequate – on which legislation is this opinion based?

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 The issues raised by this proposal are firstly the effect on the architectural appearance of Chapel Mill Cottage and on the street scene, secondly the effect on neighbours' amenities, and thirdly highway safety considerations.
- 6.2 The side extension is more than half as wide as the existing house but being lower at ridge and eaves level does not appear disproportionate in size to the main house. The rear extension has been reduced to single-storey only so that the total increase in cubic capacity and floor space would be considerably less than double. In relation to the street scene, High House with its three storeys would remain dominant, flanked by lower buildings. The proposed side extension appropriately would be slightly lower again as the road falls and to emphasise its visual subordination.
- 6.3 Extensions to converted traditional farm buildings are discouraged in the Development Plan and Supplementary Planning Guidance and permitted development rights to alter and extend are normally taken away by planning condition. The latter is not the case for this older scheme. Furthermore the property is within a village, much of the character of the granary was destroyed by the conversion (loss of external staircase and new large windows, etc) and the current proposal would be more in keeping with the building and its context. For these reasons there are no cogent grounds for refusal on the first issue.
- 6.4 The neighbours most likely to be affected are occupants of Morcroft and Ye Olde Shoppe. The main ground floor windows of Morcroft would directly face the end elevation of the side extension. In my opinion there would be sufficient distance between these properties (about 10m) to avoid the extension looming over Morcroft. Loss of privacy has been avoided by changes to fenestration compared to the earlier scheme and the proposed wall. There may be limited interlooking between French doors and first floor Velux windows in Morcroft but the sense of being overlooked would be more apparent to occupiers of the application property. Ye Olde Shoppe is only 7m across the road from Chapel Mill Cottage but there are already first floor windows directly facing each other; the increase in number would be off-set by a reduction in size of the main bedroom window. The change from two to single-storey rear extension would avoid a potential overbearing effect in relation to the rear of High House. In my opinion, whilst there would be some adverse effect on amenity this would not amount to serious harm.

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- 6.5 On the third issue the Traffic Manager specifically notes that two parking spaces would be sufficient for a three-bedroomed dwelling. This related to the original submission which included a double bedroom in the rear extension; the revised scheme shows two smaller bedrooms fitted into the existing first floor accommodation. The wall is sited to the rear of the visibility splay at the access off the B4229 and would not encroach on the access/access drive which is marked out in the road surface. There would be a gap of about 7m between wall and Morcroft which would allow adequate visibility along the access drive. The position of the parking space could be altered to allow manoeuvring without encroaching on Morcroft.
  
- 6.6 The problem of drainage could be adequately addressed by a planning condition requiring details of the drainage system to be submitted and approved prior to the development commencing.

**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. **B01 (Samples of external materials)**  
**Reason: To ensure that the materials harmonise with the surroundings.**
  
- 3. **Notwithstanding the approved drawings, no development shall take place until details of the boundaries of the site and the design, materials and alignment of the fence have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**  
**Reason: In the interests of visual amenity and highway safety.**
  
- 4. **H10 (Parking - single house)**  
**Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.**
  
- 5. **F18 (Scheme of foul drainage disposal)**  
**Reason: In order to ensure that satisfactory drainage arrangements are provided.**

**Informative:**

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

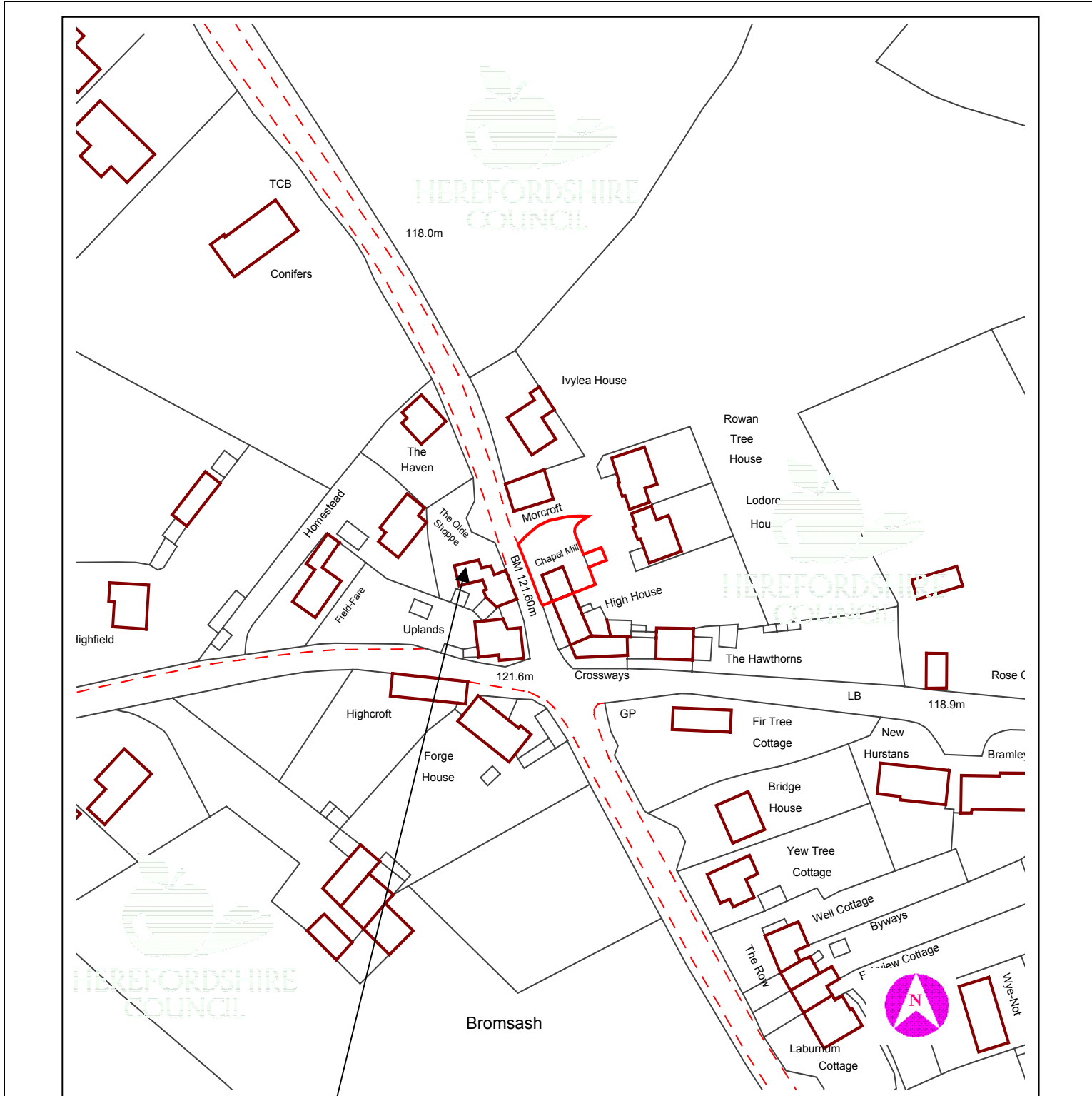
Decision: .....

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Notes: .....

**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSE2005/2311/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Chapel Mill Cottage, Bromsash, Ross-on-Wye, Herefordshire, HR9 7PL

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