

9 DCSE2005/2257/F - DEMOLITION OF SINGLE STOREY COTTAGE, RENOVATION OF PART OF COTTAGE TO RETURN AS GARAGE TO THE GLEBE. ERECTION OF TWO STOREY DWELLING AND GARAGE, GLEBE COTTAGE, ASHFIELD PARK ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5AS

For: Mr. & Mrs. A. Porter per Geoff Jones Architect, 53 Broad Street, Ross on Wye, Herefordshire, HR9 7DY

Date Received: 8th July, 2005 Ward: Ross-on-Wye West Grid Ref: 59557, 23898

Expiry Date: 2nd September, 2005

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

1. Site Description and Proposal

- 1.1 The Glebe is a large detached house sited atop of the river cliff that rises near vertically from the Wye Valley along the western approach to Ross-on-Wye. To the north-east of the house is a small single-storey cottage. This was originally granted permission in 1972 with a condition restricting the additional accommodation to occupation in connection with the residential use of the original house, but occupation is now unrestricted. It is proposed to erect a new house to replace that cottage.
- 1.2 Part of Glebe Cottage was formed from a garage which would be renovated and returned to its former use. The new house would be detached from The Glebe. It would be two-storeyed with a hipped roof and three prominent gables on the front (south-east) elevation. A single-storey sunroom and terrace would project to the rear. A detached double garage would be sited to the front of the house. The ground floor area would be about 175sq.m. Vehicular access would be via a private road off Ashfield Park Road. The scheme as submitted has been amended in response to concerns raised by the Head of Conservation.
- 1.3 Adjoining the application site to the north-east is Rectory Farm. There are further houses to the south-west but unlike The Glebe and Rectory Farm these are not prominent (if visible) from Wilton Bridge and the walks along this section of the River Wye. To the south-east of The Glebe is Ashfield Park Primary School.

2. Policies

2.1 Planning Policy Guidance

PPG.3 - Housing
PPS.7 - Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan

Policy CTC.1 - Areas of Outstanding Natural Beauty
Policy CTC.2 - Development in Areas of Great Landscape Value

Policy CTC.3	-	Sites of National and International Importance
Policy CTC.6	-	Development and Significant Landscape Features
Policy CTC.9	-	Development Criteria
Policy CTC.15	-	Preservation, Enhancement and Extension of Conservation Areas
Policy CTC.18	-	Use of Urban Areas for Development
Policy H.16	-	Ross and Rural Sub-Area

2.3 South Herefordshire District Local Plan

Policy C.4	-	Areas of Outstanding Natural Beauty Landscape Protection
Policy C.5	-	Development within Areas of Outstanding Natural Beauty
Policy C.8	-	Development within Areas of Great Landscape Value
Policy C.9	-	Landscape Features
Policy C.23	-	New Development affecting Conservation Areas
Policy C.25	-	Demolition and Redevelopment
Policy SH.5	-	Housing Land in Ross-on-Wye
Policy SH.14	-	Siting and Design of Buildings
Policy SH.15	-	Criteria for New Housing Schemes
Policy GD.1	-	General Development Criteria
Ross-on-Wye 2 (Part 3)		New Housing Developments
Ross-on-Wye 3		Infill Sites for Housing

2.4 Unitary Development Plan (Revised Deposit Draft)

Policy LA.1	-	Area of Outstanding Natural Beauty
Policy LA.2	-	Landscape Character and Areas Least Resilient to Change
Policy H.1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
Policy H.13	-	Sustainable Residential Design

3. Planning History

3.1	33638	Erection of extension to provide additional living accommodation	-	Approved 26.06.72
	SE2004/2228/F	Removing of condition 2 of 33638	-	Approved 31.08.04

4. Consultation Summary

Statutory Consultations

- 4.1 English Nature cannot see any particular impact arising from this development and has no comment to make.
- 4.2 Welsh Water recommends that conditions be imposed regarding drainage of the site.

Internal Council Advice

- 4.3 Traffic Manager has no objection to the grant of permission.
- 4.4 Head of Conservation does not object to the amended scheme. With regard to the visual impact on the town's skyline the Head of Conservation "does not consider that the proposed two-storey dwelling and garage would have a detrimental effect on the

skyline. When the site is viewed from Wilton Road, from a distance, in the vicinity of the road bridge over the River Wye, The Glebe and other buildings on the cliff are not that prominent in the townscape, because they do not appear on the skyline. From this viewpoint, the wooded hills to the south-east of Ross-on-Wye form a backdrop to the site. When the site is viewed from Wilton Road closer to the foot of the cliff, the new two-storey dwelling would appear between two substantial facades, that of The Glebe and Rectory Farm. I conclude therefore that the proposed development would not be unduly prominent in the Conservation Area or in the Area of Outstanding Natural Beauty”.

5. Representations

5.1 Town Council states that “The Committee members are extremely concerned that this proposed development will adversely affect the skyline on this prominent escarpment in an Area of Outstanding Natural Beauty”.

5.2 One letter has been received objecting to the proposal. In summary the concerns are:

- the effect on the skyline when viewed from the riverside or from points further west
- at present only low single-storey buildings occupy the top of the cliff between The Glebe and Rectory Farm providing a varied and broken skyline
- a two-storey building would give the appearance of an almost unbroken line of buildings to detriment of the well know views towards the town from the west.

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 application site is within the boundary of the town delineated in the current Local Plan. In principle therefore the site is a suitable location for the erection of a new or replacement house and the issue to be considered is its effect on the character and appearance of the Ross-on-Wye Conservation Area and Wye Valley Area of Outstanding Natural Beauty.

6.2 Ross-on-Wye is highly distinctive, being a hill town within lowland England and away from the coast. The historic core of the town is built on top of the cliffs that rise steeply from the River Wye. Views of the town from the north and west with steeped church, Georgian Royal Hotel, mock castle walls and tower are justly famous. This may account for the town being within the Area of Outstanding Natural Beauty and the River Valley being within the Conservation Area: the River Wye turning sharply westwards beneath the tall cliffs and the overlooking town belong together. Views of this part of the town therefore are an essential part of its character and harm to these views would be unacceptable.

6.3 The application site is some 200m or so south-west of the focus of the historic panorama (church and hotel) with the trees of The Prospect providing visual separation. Nevertheless The Glebe and Rectory Farm are clearly visible from the river valley and the proposed house would be significantly taller than, and extend closer to Rectory Farm, than Glebe Cottage. Although the proposal would be set further back from the cliff face than Rectory Farm this would not be so apparent from distant views. The Head of Conservation points out however that these properties are not on the skyline and are seen against a backdrop of trees. The massing of the

building would not compete visually with the taller and more imposing The Glebe, yet would look appropriate in this context. The detailed design concerns to the original submission have been overcome by the revised proposals. For these reasons it is not considered that the character of this area, either as Conservation Area or Area of Outstanding Natural Beauty would be harmed.

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. B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

4. G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

5. G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

6. F48 (Details of slab levels)

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

7. F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

8. H13 (Access, turning area and parking)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

9. W01 (Foul/surface water drainage)

Reason: To protect the integrity of the public sewerage system.

10. W02 (No surface water to connect to public system)

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

11. W03 (No drainage run-off to public system)

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

Informative(s):

1. Welsh Water advise that:

- 1. If a connection is required to the public sewerage system, the developer is advised to contact the Dwr Cymru Welsh Water's Network Development Consultants on Tel: 01443 331155.**
- 2. The proposed development is crossed by a trunk/distribution watermain. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the Developer.**

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

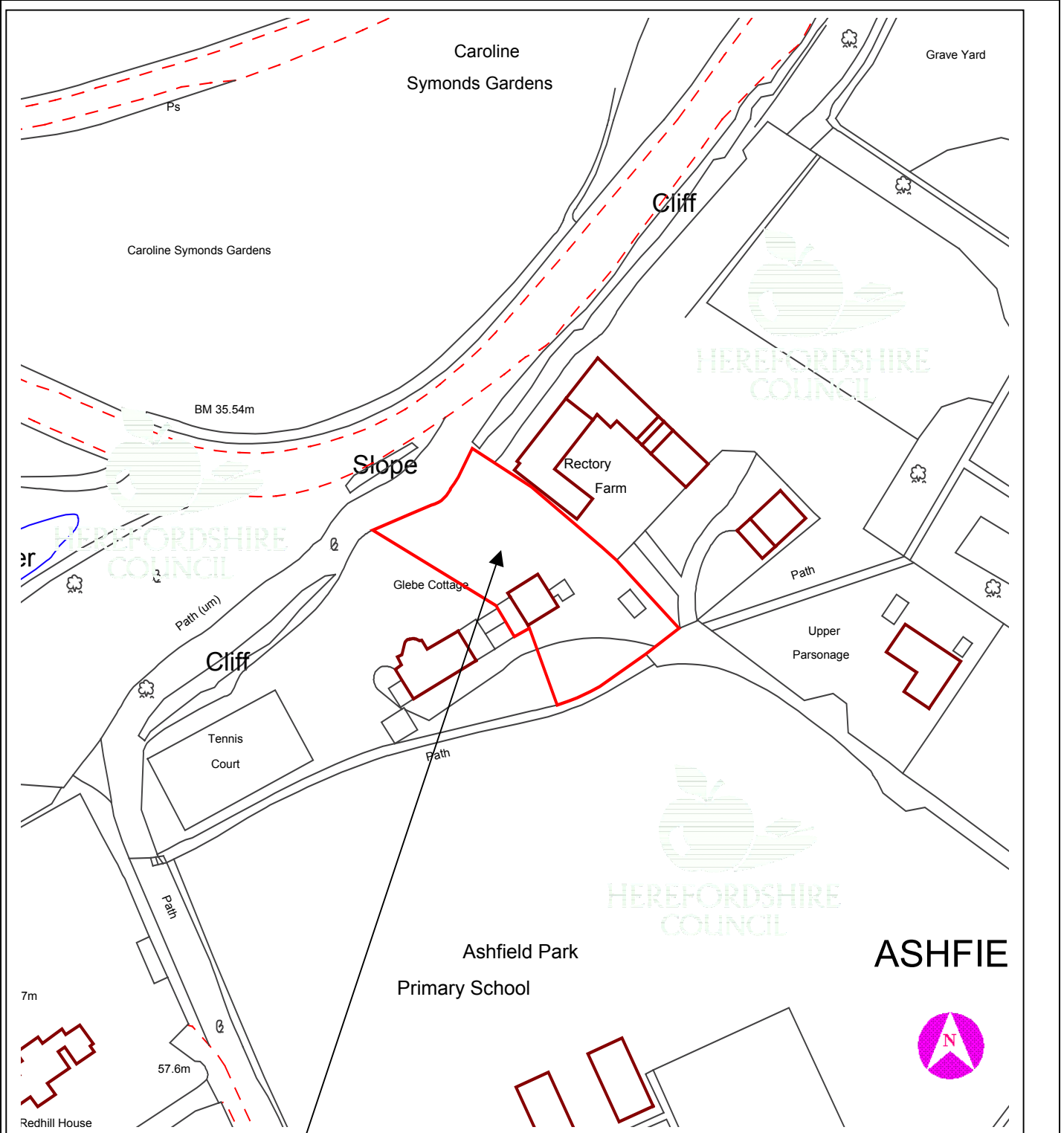
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2005/2257/F

SCALE : 1 : 1250

SITE ADDRESS : Glebe Cottage, Ashfield Park Road, Ross-on-Wye, Herefordshire, HR9 5AS

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