

8 DCSE2006/0104/F - TWO STOREY EXTENSION AND ALTERATIONS AT CHAPEL MILL COTTAGE, BROMSASH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7PL**For: Mrs. K. Brook per M.R. James, Clyde House, Viney Hill, Lydney, Gloucester GL15 4NY****Date Received: 13th January 2006 Ward: Penyard Grid Ref: 64870, 24222****Expiry Date: 10th March 2006**

Local Member: Councillor H. Bramer

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. The property is within the smaller settlement of Bromsash.

1.2 Planning permission (DCSE2005/2311/F) for a two-storey side extension and a single-storey rear extension was refused on 26th October 2005. The reason for refusal was as follows:

"The Local Planning Authority consider that the proposed development would result in an overdevelopment of the site which would cause harm to the character and appearance of the site and the area. Consequently the proposal is contrary to South Herefordshire District Local Plan Policies GD1 and SH23."

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."

1.4 It is now proposed to erect a two-storey extension to the rear of Chapel Mill Cottage. This would be about 4m wide, 4.1 m deep and with eaves the same height as the main house. The ridge would be about 6.4 m high, about 1 m below the height of the ridge of the house.

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
- DCSE2005/2311/F Two-storey extensions and alterations - Refused 26.10.05

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; as the level of parking provision is to Herefordshire Council's standards.
- 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 an informative note be added if permission is granted.

5. Representations

- 5.1 The Brock Planning Consultancy, on behalf of the applicant, has submitted a supporting statement which, in summary, is as follows:

- 1) Although supported by Officers, the Committee refused permission for an earlier scheme (SE2005/2311/F) and the applicant is seriously concerned by the way in

which those proposals were determined against the professional officer's recommendation.

- 2) Nevertheless the enclosed revised proposals address the previous concerns.
- 3) My client now proposes a two-storey rear extension to the existing dwelling. Chapel Mill Cottage is situated within a relatively central location within the village of Bromsash and provides limited two-bedroomed accommodation. Other properties have been significantly extended and it is not unreasonable bearing in mind family requirements for the applicants to seek to improve the scale of residential accommodation.
- 4) These proposals will provide a third bedroom and enhance ground floor accommodation (ground floor cloakroom is provided and a kitchen/breakfast room).
- 5) The extension has been designed as a subservient feature to the main dwelling and as such meets with Development Plan policies and advice in connection with alterations and extensions to existing properties (Note Policies BE.7 and H.20 of the Hereford and Worcester County Structure Plan together with Policies GD.1 and SH.23 of the adopted South Herefordshire District Local Plan as well as Policy H.18 of the emerging Herefordshire Unitary Development Plan).
- 6) The applicant has had careful regard to the nature and scale of existing buildings in the locality and also has sought to ensure that in terms of privacy/overlooking these proposals will have no adverse effect upon adjoining residential amenities. The character and appearance of the area will in no way be harmed by these proposals.

5.2 Linton Parish Council's observations are as follows:

"The Council would have preferred this small cottage to remain in the form allowed when it was converted from an agricultural building. However we are prepared to support a small extension at the back of the property as shown on the plans. That is the roof-line of the extension to be considerably lower than the main roof, so that it is subordinate to the main dwelling two windows on one side only, to preserve the privacy and amenity of surrounding properties as far as possible. This will also ensure that the character of the cottage is preserved from the front view.

Also, the owner of the land on which the septic tank and drainage system for Chapel Mill is placed, is concerned that the applicant should be required to ensure that the system is fully functioning and adequate for its purpose.

Any deviation from the plans would be an unacceptable over-development of the site. Care should be taken to ensure that the applicant is fully aware of his obligations to adhere to the plans should you decide to give planning permission."

5.3 Two letters have been received objecting to or raising concerns regarding the proposals for, in summary, the following reasons:

- (i) Light/overbearing - Lodoroc faces directly the rear elevation of Chapel Mill and therefore would be looking at a 6 m tall vertical wall, only 10 m from front windows (less than between terraced housing) creating a fortress/castle like situation. Lodoroc is at a lower level so the impression would be of a 3-storey building.

- (ii) Not in keeping with existing properties and conflicts with current Development Plan. The original building and size of plot were not originally for habitation.
- (iii) Property is protected from development as it has a colony of bats.
- (iv) Extra bedroom would result in additional load to existing small septic tank that currently runs at close to maximum capacity - calculations indicate that septic tank is not adequate to take additional loads. Deeds only allow for existing use of septic tank, which is located on adjoining residential property (Morcroft); drainage situation has not been surveyed.

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 secondly the effect on neighbours' amenities.
- 6.2 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). For these reasons it is not considered that it would be reasonable to restrict development as a matter of principle.
- 6.3 The rear extension is well proportioned in relation to the existing building and would not dominate it. The external materials, rendered blockwork and tiles would match or complement the building. For these reasons the proposals are considered to be acceptable in relation to the first issue.
- 6.4 The neighbours most likely to be affected are occupants of Lodoroc, High House and Morcroft. Lodoroc would be about 13 m from the rear wall of the extension. This would be about 4 m wide, and 4.5 m high to eaves, 6.3 m to ridge. At this separation I do not consider a wall of this size to be overbearing and as there are no windows there would be no loss of privacy. A condition could be imposed to ensure that no additional windows are inserted into the extension.
- 6.5 Windows in the side (north) facing elevation of the extension would face the main windows of Morcroft (a small, converted barn). However the distance between these sets of windows would be over 30 m and this is adequate to protect privacy. The relationship with High House would not be ideal. A rear facing ground floor window in the latter is only about 2 m from the boundary, with a large porch and then a two-storey extension immediately to the south. The proposed extension would therefore result in buildings on either side of this ground floor window. This could result in loss of light and be overbearing. However in this case the extension would be to the north and hence the loss of sunlight would be limited. The porch is only single-storeyed with a lean-to roof and only has a limited effect on daylight/sunlight. Consequently although there would be a blank wall close to this window I do not consider that this would loom over the adjoining property to such an extent that this is sufficient harm to justify refusing planning permission. No objections have been received from the occupier of High House.

- 6.6 The concerns raised regarding drainage require further details to fully assess. A condition requiring details of foul drainage prior to development commencing would adequately address this problem.

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 E17 (No windows in side elevation of extension) (south and east elevations)

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

5 H10 (Parking - single house)

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

6 F18 (Scheme of foul drainage disposal)

Reason: In order to ensure that satisfactory drainage arrangements are provided.

Informatives:

1 A watching brief should be kept during the works for the presence of bats as well as nesting birds and if found to be present during the work should cease and an ecologist licensed by English Nature for bat surveys should be engaged to determine the species, populations and impact of the works together with mitigation and compensation. The presence of nesting birds should also be evaluated throughout the works and if revealed or potentially disturbed by the development then the Herefordshire Council's Ecologist should be notified. Works should avoid disturbance to the nests, young, eggs, adults and nesting area.

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

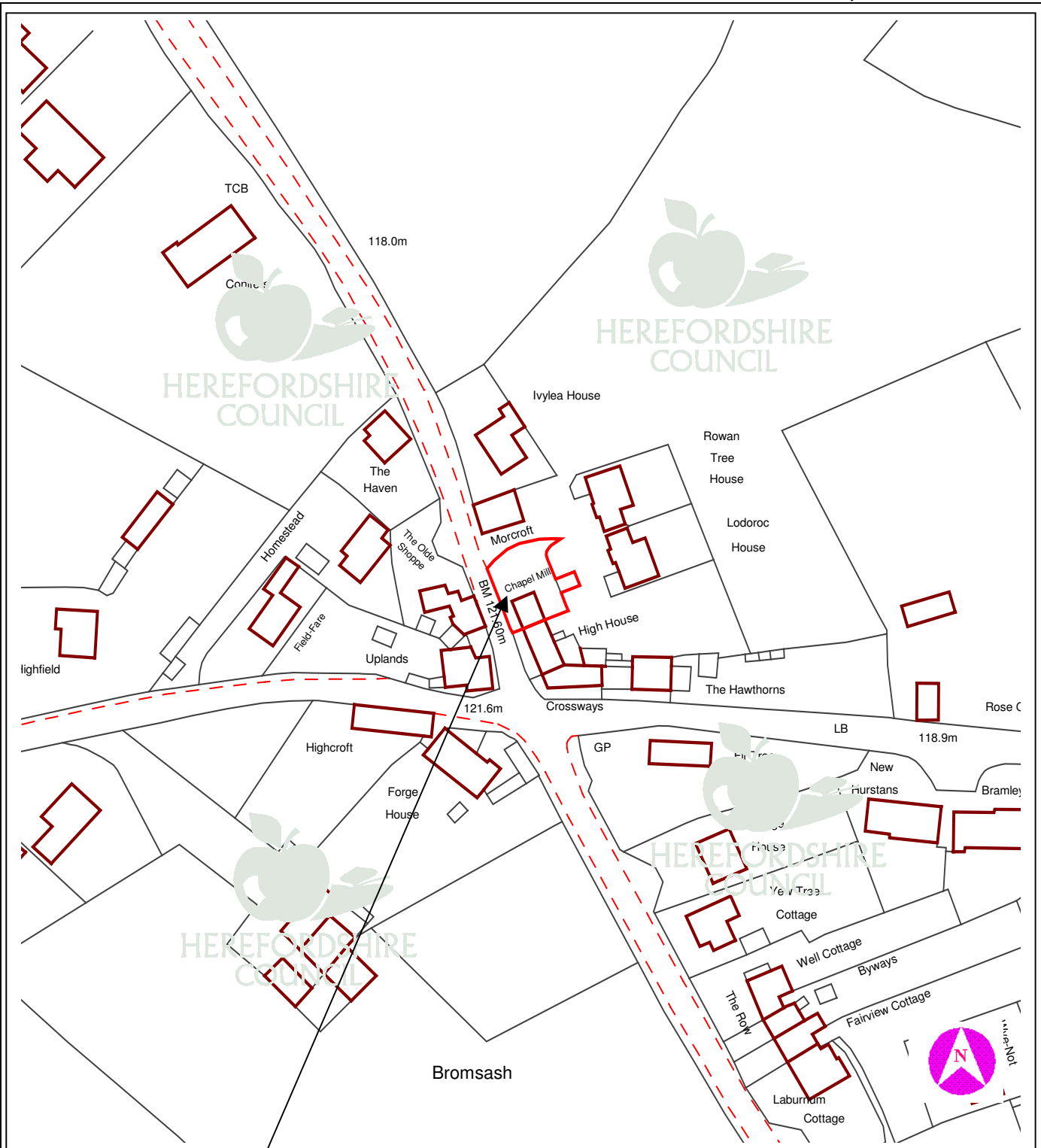
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/0104/F

SCALE : 1 : 1250

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

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