

8 DCSW2006/0847/F - TWO STOREY EXTENSION WITH BASEMENT BELOW AND ALTERATIONS INCLUDING TWO DORMER WINDOWS TO EXISTING FIRST FLOOR, THE CLOSERIE, WORMELOW, HEREFORDSHIRE, HR2 8EL.

For: Andrew Regan & Jan Rush, The Closerie, Wormelow, Hereford, HR2 8EL.

Date Received: 20th March, 2006

Ward: Pontrilas

Grid Ref: 49568, 28834

Expiry Date: 15th May, 2006

Local Member: Councillor G.W. Davis

1. Site Description and Proposal

1.1 The Closerie is a modern red-brick dwelling almost due north of Lyston House, a Grade II Listed house, from which it is well screened by existing trees in a parkland setting to the north and north-east of Lyston House. Access is gained onto the A466 road to the north-west of The Closerie.

1.2 The proposal entails the erection of a two-storey extension to the front or south elevation of this chalet bungalow. The extension will provide a study downstairs and a single bedroom above. A lower building is proposed to the front of this gable fronted element. This building is a basement that is partly visible from the side, the remaining half bay under the aforementioned study/bedroom extension. It is also proposed to instal flat roofed dormer windows in both planes of the new roof and in the main roof of the dwelling, this entails the erection of flat roofed dormer windows serving an en-suite and a bathroom on the north elevation of the property. New windows are also proposed in the east and west gables of the existing dwelling, including inward opening doors on the east elevation. A new roof is also proposed over what is a flat roofed existing single-storey element comprising two garages, a utility area and lobby that projects at an acute angle from the western end of the dwelling. The new roofs will be covered in autumn mix clay plain tiles, and the new walls in bricks that match those used in the existing.

2. Policies

2.1 Planning Policy Guidance

PPS.1 - Delivering Sustainable Development

2.2 Hereford and Worcester County Structure Plan

Policy CTC.2 - Development in Areas of Great Landscape Value

Policy CTC.9 - Development Criteria

2.3 South Herefordshire District Local Plan

Policy GD.1 - General Development Criteria

Policy C.8	-	Development within Areas of Great Landscape Value
Policy C.10	-	Protection of Historic Parkland
Policy C.29	-	Setting of a Listed Building
Policy T.8	-	Public Footpaths and Cycleways
Policy SH.23	-	Extensions to Dwellings

2.4 Unitary Development Plan (Revised Deposit Draft)

Policy S.2	-	Development Requirements
Policy S.7	-	Natural and Historic Heritage
Policy DR.1	-	Design
Policy DR.3	-	Movement
Policy DR.14	-	Lighting
Policy HBA.4	-	Setting of Listed Buildings
Policy H.7	-	Housing in the Countryside outside Settlements
Policy H.18	-	Alterations and Extensions

3. Planning History

- 3.1 DCSW2005/2970/F Upgrading of track, converting barn to stables and change of use of animal shed to workshop/store/garage - Approved 23.11.05

4. Consultation Summary

Statutory Consultations

- 4.1 Open Spaces Society has no objections.
- 4.2 The Ramblers Association has no objections subject to the developer being made aware that there is a legal requirement to maintain and keep clear a public right of way at all times.

Internal Council Advice

- 4.3 The Traffic Manager has no objections.
- 4.4 The Conservation Manager has no objections from an architectural point of view. The proposal will not affect the setting of the adjacent Lyston House. Attention is drawn to the proposed roof over the existing single-storey element which is incomplete.
- 4.5 The Public Rights of Way Manager has no objection.

5. Representations

- 5.1 The Parish Council have no objections.
- 5.2 Four letters of objection and representation have been received from:

Mrs. J. McKrill, North Lodge, Lyston Court, Llanwarne, HR2 8EL
Mr. G. & Mrs. M. Bowen, North Lodge, Wormelow, HR2 8EL
D.L. & E.W. Sayce, Lyston Villa, Wormelow, HR2 8EL
Mrs. G.A. Banks, Applegarth, Lyston, Wormelow, HR2 8EL

The main points being:

- roof over single-storey elevation omitted
- two doors and windows in west elevation do not exist
- new roof partially gable will dominate my view
- dormer windows proposed will overlook, hopefully they will have obscure glazing to serve bathroom and en-suite
- dormer windows out of keeping
- proposed tiles 'autumn mix' suggest red/orange colour that will make it stand out, particularly when used on less visible flat roof over garage
- balcony will overlook us, only one window at present
- no objections so long as property used as a residential dwelling and not for commercial ventures.

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 main issues are considered to be the principle of extending the chalet bungalow, the extension proposed, dormer windows and new roof over the existing single-storey garage block/hall. The second related issue is one of overlooking adjoining properties.
- 6.2 The two-storey extension and basement element is considered to be proportionate in scale and massing and therefore in accordance with Policies SH.23 and GD.1 contained in the South Herefordshire District Local Plan and Policy H.18 in the emerging Unitary Development Plan. The new roof proposed over the double garage/utility and lobby wing off the western gable end will increase the height of the building from 2.7 metres to 3.6 metres to the ridge. This is considered to be acceptable and not such that the new roof will dominate adjacent properties. This is given the distance away from the nearest property and the fact that their gardens slope down to The Closerie. The colour of the roof tile is cited, however it is not uncommon for contrasting roof tiles to be used on different elements of dwellings in the countryside. A clay tile is an acceptable tile, the colour for which will need to be verified before agreement by the local planning authority.
- 6.3 The second main issue is the one relating to the installation of dormer windows in the north elevation of the existing dwelling. This roof is at present unadorned by openings or windows. These dormers will provide additional headroom and light for a bathroom and en-suite. These windows could have obscure glazing as recommended by one of the adjoining residents, this would reduce the possibility for overt overlooking. However, it should be noted that the dormer windows are in a dwelling that is down slope from Lyston Villa and North Lodge (comprising two semi-detached properties). North Lodge is also at approximately 45 degrees to The Closerie and Lyston Villa which is further away still not directly in line with The Closerie. A balcony has been referred to, in representations received, on the east elevation, however this is an inward opening pair of doors that would not require planning permission in their own right. It is not possible to overlook Lyston Villa at the distance over 25 metres from the boundary and given the angle between the two properties.

6.4 There are considered to be no reasonable grounds for withholding planning permission subject to further details being provided for the new garage roof and a dormer window in the new extension that is not detailed in the south elevation.

RECOMMENDATION

That subject to further details being provided for the western end of the new garage roof and a dormer window in the new extension, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

- 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. B01 (Samples of external materials)**

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

- 4. E19 (Obscure glazing to windows)**

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

Informative(s):

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

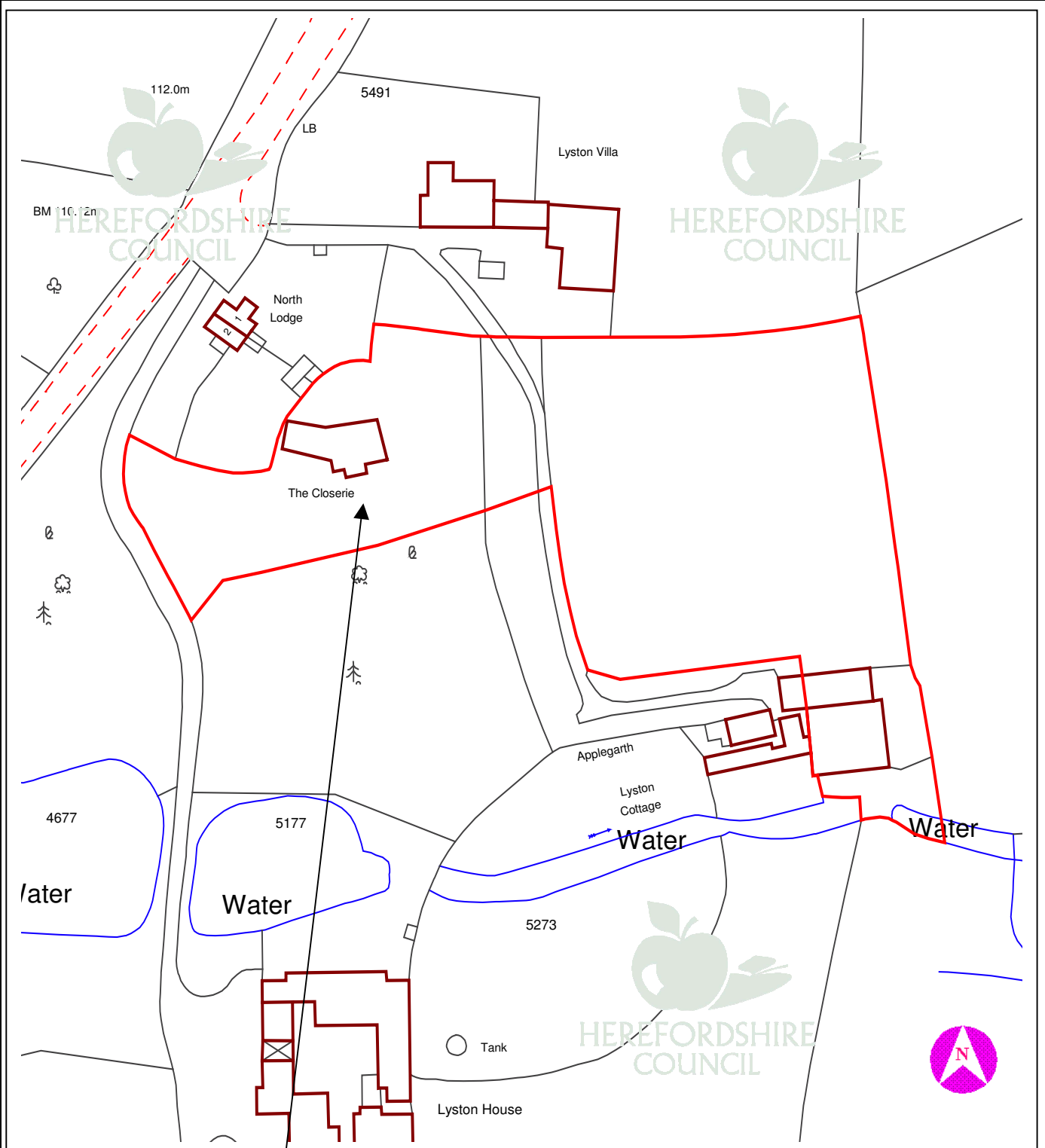
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: DCSW2006/0847/F

SCALE : 1 : 1250

SITE ADDRESS : The Closerie, Wormelow, Herefordshire, HR2 8EL

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005