

12 DCSE2006/0919/F - SINGLE STOREY EXTENSION AND LOFT CONVERSION WITH DORMER WINDOWS, BRAMBER, LLANGROVE, ROSS-ON-WYE, HR9 6EU.**For: Mr. P. Williams & Ms. E. Davies per A. Wadley, Total Design, Hillview, Gloucester Road, Upleadon, Newent, GL18 1EJ.****Date Received: 23rd March, 2006****Ward: Llangarron****Grid Ref: 52917, 19202****Expiry Date: 18th May, 2006**

Local Member: Councillor Mrs. J.A. Hyde

1. Site Description and Proposal

- 1.1 Bramber is a detached bungalow situated just outside the settlement of Llangrove on the south side of the road leading to Ruxton Green. To the west are further residential properties (Goodwood House and Larksgate) which are within the settlement defined in the current South Herefordshire District Local Plan; to north and south is agricultural land and to the east a narrow road linking the Ruxton Green and Whitchurch roads. The bungalow is set back from both highways but is closer to the western boundary with Goodwood House. It is a long, rectangularly shaped property with gabled roof, which is narrower and lower at the north-western end (garage and utility room).
- 1.2 The lounge wall and window at the south-eastern end of the house are currently recessed by about 1.3m from the south-western elevation. This wall would be brought forward to align with the main wall of the bungalow. In addition, an area of decking (about 9m x 2.4m) with balustrade would be constructed adjoining the lounge on the north-east elevation. The main change would be the formation of additional accommodation in the existing roof slope. Three bedrooms, one with an en-suite bathroom, plus a bathroom would be achieved. It would involve the construction of 3 dormers (one for each of the bedrooms) plus 2 rooflights on the north-east elevation roof and 2 dormers and one rooflight on the south-west elevation roof. The latter dormers would light bathroom and en-suite and be obscurely glazed. The dormers would each have 3 lights.

2. Policies**2.1 Hereford and Worcester County Structure Plan**

Policy H.20 - Residential Development in Open Countryside

2.2 South Herefordshire District Local Plan

Policy SH.23 - Extensions to Dwellings

Policy GD.1 - General Development Criteria

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy H.18 - Alterations and Extensions

3. Planning History

3.1 There have not been any recent planning applications relating to this property.

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.

5. Representations

5.1 Parish Council "has no objections to the extension on this application, concern is expressed regarding the size of the dormer windows on the north east elevation, which would overlook the property known as Marks Farm."

5.2 Two letters have been received which raise the following objections and concerns:

- boundary trees and mature hedgerow along boundary with Goodwood House have recently been cut down and Bramber is now completely visible, including interior, from adjoining property - compelled to erect temporary hurdles well forward of boundary
- any extension in length would exacerbate this situation and windows in rear, especially in roof, would look straight towards front windows of Goodwood House
- object to size and prominence of dormers on north-east elevation - at least 6' wide and shown as boarded which if painted white would ruin the uncluttered roofline. Rooflights would be preferable, otherwise dormers should be reduced to 2 panes, terminate below ridge with compatible materials/finish for front and sides and bargeboards.

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 proposal raises two issues: the effect on architectural appearance of the building and the effect on the amenities of neighbours. Taking the first issue, the existing building is a simple, gabled bungalow with low roof. The insertion of dormers in the roof slopes would facilitate conversion into a two-storey dwelling. The dormers are wider than a traditional dormer, having 3 lights rather than 2 and an overall width of 2m. The relatively shallow roof pitch (about 35°) does limit headroom within the roof space and the extra width of the dormers would compensate in part for this. Nevertheless the three dormers on the north-east (front) elevation of the house and two on the rear elevation would not be ideal and should be reduced in width and/or number. This has been discussed with the applicants' agent and revised drawings are awaited.

6.2 With regard to the second issue, privacy in the garden of Goodwood House would be ensured by the roof windows being glazed with obscure glass (as stated on the submitted drawings). There is a row of tall trees, including conifers along the boundary between the two properties which provides good if not complete screening. The south-west (rear) elevation would not be made bulkier by the proposals other than the bathroom and en-suite dormers. These would be about 8m or 9m from the boundary with Goodwood House; the latter is a further 30m to the south-west of the boundary. In these circumstances I do not consider that the dormers would appear overbearing viewed either from Goodwood House or its garden.

RECOMMENDATION

That subject to acceptable revised drawings with regard to the size and number of dormers 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. **A09 (Amended plans)**

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

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

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

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

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

- 5. **No development shall take place until details of materials to be used in the construction of the external surfaces of the dormers 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.

Informative(s):

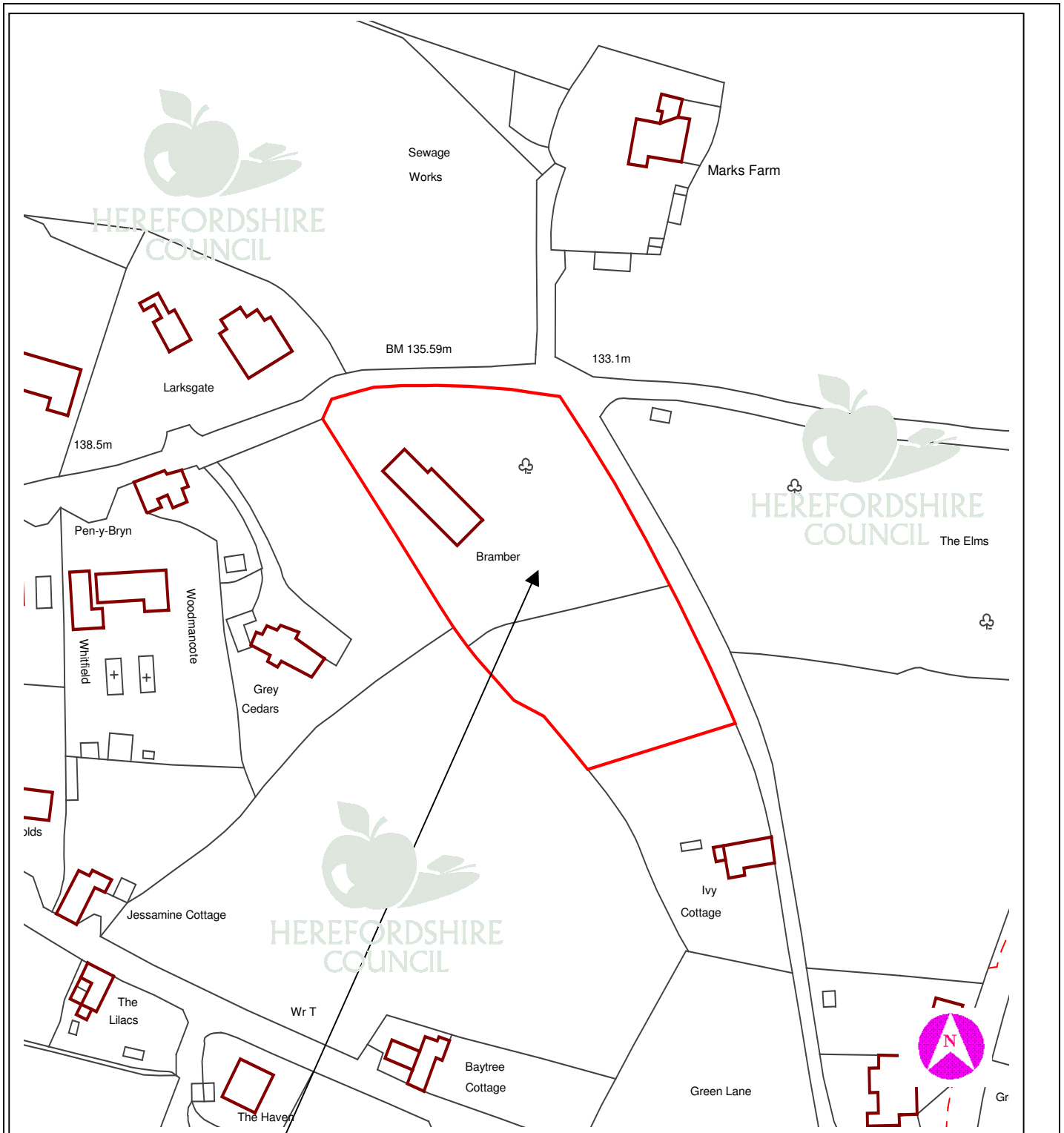
- 1. **N15 - Reason(s) for the Grant of Planning Permission**

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/0919/F

SCALE : 1 : 1250

SITE ADDRESS : Bramber, Llangrove, Ross-on-Wye, Herefordshire, HR9 6EU

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