

6 DCSE2006/1408/F - TWO STOREY EXTENSION, 11 THE GLEBE, HILDERSLEY, ROSS-ON-WYE, HR9 5BL

For: Mr. R. Nesaratnam per Mr. P.T. Gill, 13 Vaughan Street, Hereford, HR1 2HD

Date Received: 10th May 2006 Ward: Ross-on-Wye East Grid Ref: 61110, 24292

Expiry Date: 5th July 2006

Local Members: Councillors Mrs. A.E. Gray and Mrs. C.J. Davis

1. Site Description and Proposal

1.1 Detached house on the north side of The Glebe, a recently constructed housing development at Hildersley.

1.2 This application proposes a hipped roof two-storey extension, 3.760 metres in its length, a gable width of 4.140 metres, eaves height of 4.7 metres and a ridge height of 6.5 metres. The extension will accommodate a dining room on the ground floor with bedroom above. The extension is to be built in matching materials.

2. Policies

2.1 Planning Policy Guidance

PPS.1 - Delivering Sustainable Development

2.2 Hereford and Worcester County Structure Plan

Policy H.16A - Housing in Rural Areas Development Criteria

Policy CTC.9 - Development Criteria

2.3 South Herefordshire District Local Plan

Policy GD.1 - General Development Criteria

Policy SH.23 - Extensions to Dwellings

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy DR.1 - Design

Policy S.2 - Development Requirements

Policy H.18 - Alterations and Extensions

3. Planning History

3.1 SE2002/3184/F Change of use of former railway embankment to garden - Approved 04.12.02

DCSE2006/0270/F Two-storey extension - Refused 08.03.06

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 Ross Rural Parish Council:

“Changes made since the first application was made have appeared to address the issues raised last time.

In principle, the Parish Council have no objections to a two-storey extension at the rear of this property.

The one neighbour who will be directly affected by this proposed extension has contacted the Parish Council and has drawn our attention to his view that the proposed extension will still have a detrimental effect on his property, loss of light and loss of amenity.

The supporting document refers to a distance of the 3.500m between the existing conservatory and the proposed extension. If approval is given the Parish Council request that this dimension becomes a condition of the approval.”

- 5.2 Letters of objection have been received from:

Mr. M. Besant, 12 The Glebe, Hildersley
Mr. P. Nichols, 13 The Glebe, Hildersley

The main points raised being:

- the extension will have an impact on the neighbours at 12 The Glebe who spend a large proportion of their time in their conservatory where the quality of their life is enhanced
- the planned extension will cast a large shadow over the conservatory
- the extension will have an effect on our conservatory.

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. Officers Appraisal

- 6.1 Policy SH.23 deals specifically with extensions to dwellings setting a criterion for consideration. The policy acknowledges extensions can have a significant effect on the character of the original building and surrounding area, and amenities of adjoining neighbours.

6.2 This application proposes a two-storey addition to the rear of 11 The Glebe, in a position that will not cause harm to the local environment. Also, it is of a size that allows the character of this recently constructed dwelling to remain dominant. The determining factor in this application therefore is the effect the proposal will have on the amenity of the neighbour, 12 The Glebe, which has a conservatory extension at the rear, with translucent roof and glazing to sides.

6.3 This application has been submitted following the refusal of DCSE2006/0270/F, when it was considered the siting of the extension would have reduced the amount of sunlight to the neighbour’s conservatory. This application proposes to position the extension one metre from the flank wall that faces the neighbour so as not to cause light loss to the neighbour’s conservatory. In determining the potential of light loss that may arise from this application officers have paid due regard to the 45 degree rule. In order to comply with this guidance the extension should not cross a 45 degree line when taken from the nearest edge of ground floor and first floor windows of the closest habitable rooms of the neighbouring property, including the conservatory. The proposed extension does not cross this line.

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. **B02 (Matching external materials (extension))**

Reason: To ensure the external materials harmonise with the existing building.

- 3. **A06 (Development in accordance with approved plans)**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

Informative(s):

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

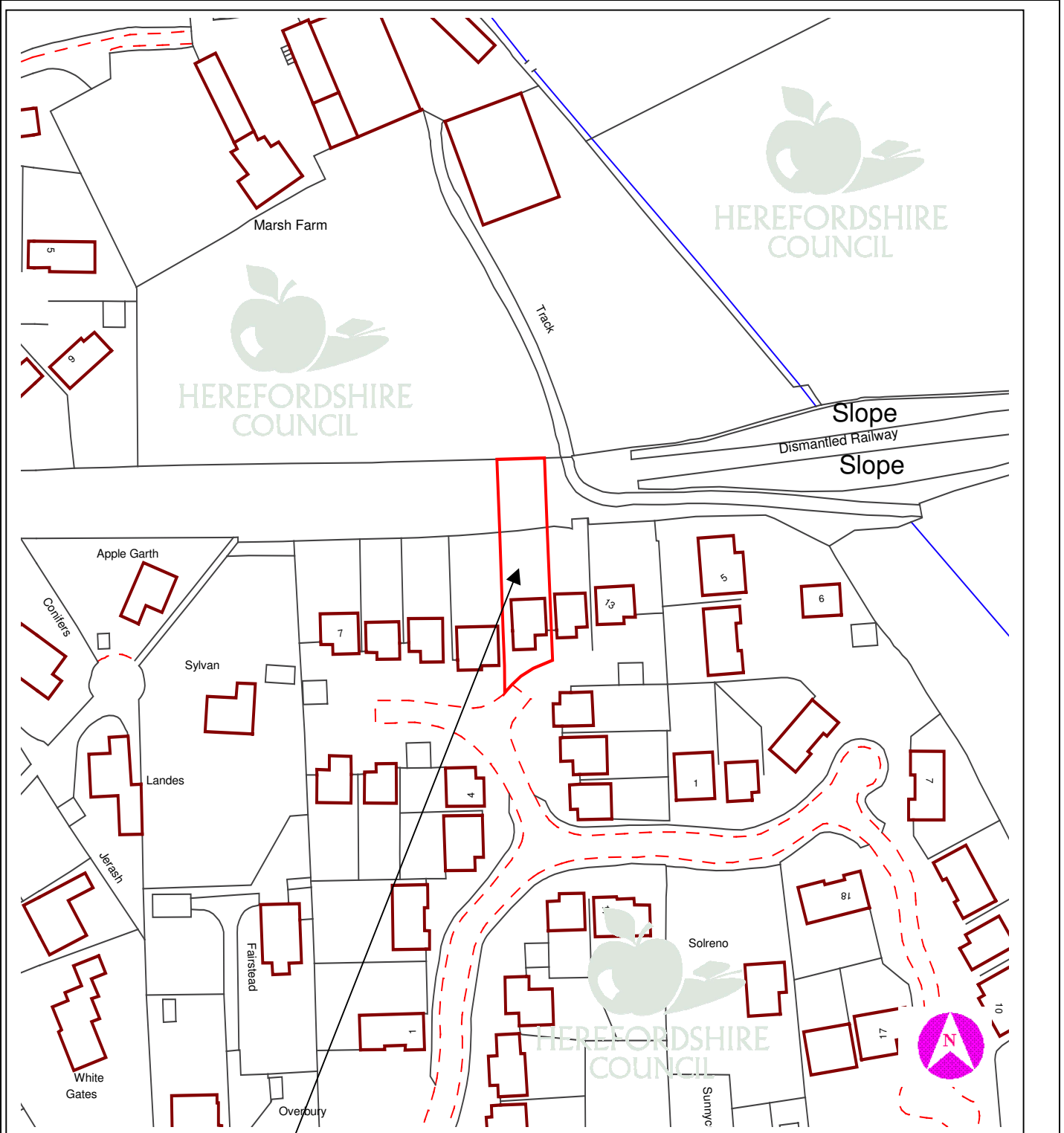
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



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

APPLICATION NO: DCSE2006/1408/F

SCALE: 1 : 1250

SITE ADDRESS: 11 The Glebe, Hildersley, Ross-on-Wye, Herefordshire, HR9 5BL

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