

5 DCSE2006/3045/F - EXTENSION, NEW CHIMNEY, NEW DOUBLE GARAGE AND WORKSHOP AT ALVASTON HOUSE, DANCING GREEN, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5TE

For: Mr. & Mrs. C. Hermon per Mr. J. Holden, Sycamore Cottage, Heyope, Knighton, Powys, LD7 1RB.

Date Received: 20th September, 2006 Ward: Penyard Grid Ref: 63427, 21014

Expiry Date: 15th November, 2006

Local Member: Councillor H. Bramer

1. Site Description and Proposal

1.1 Alvaston House, Dancing Green is a white rendered part two-storey and single storey dwelling located at the junction of two unclassified roads within the open countryside and Area of Great Landscape Value. The dwelling is set in large gardens with mature planting to all boundaries. There is an existing single garage and parking area to the south of the dwelling.

1.2 The application proposes to erect a two-storey gable extension on the southeast elevation of the dwelling to provide a family room at ground floor and bedroom at first floor. A new chimney is proposed on the west elevation. In addition it is proposed to demolish the existing garage and construct a single storey double garage with workshop on the same site as the existing garage.

2. Policies

2.1 Planning Policy Statements

PPS.1 - Delivering Sustainable Development
PPS.7 - Sustainable Development in Rural Areas

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S.1 - Sustainable Development
Policy DR.1 - Design
Policy H7 - Housing in the Countryside outside Settlements
Policy H18 - Extensions to Dwellings

2.3 Hereford and Worcester County Structure Plan

Policy H.16A - Housing Development in Rural Areas Development Criteria
Policy H.20 - Housing in Open Countryside
Policy CTC.2 - Development within Areas of Great Landscape Value
Policy CTC.9 - Development Criteria

2.4 South Herefordshire District Local Plan

Policy GD.1	General Development Criteria
Policy C.1	Development within Open Countryside
Policy C.8	Development within Areas of Great Landscape Value
Policy SH.23	Extensions to existing dwellings

3. Planning History

3.1	DCSE1999/2438/F	Addition of new bathroom on top of existing single storey utility room	-	Approved	14/10/1999
	DCSE2000/2117/F	Addition of new bedroom on top of existing single storey lounge	-	Approved	24/11/2000
	DCSE2006/2217/F	Two storey extension and new double garage with workshop	-	Withdrawn	05/09/2006

4. Consultation Summary

Statutory Consultations

No statutory or non-statutory consultations required.

Internal Council Advice

The Traffic Manger recommends parking provision for 3 cars.

5. Representations

5.1 Weston under Penyard Parish Council has no objection to the proposal.

6. Officer's Appraisal

6.1 The application site is in the open countryside where there are strict controls on new development. Development in the open countryside is guided by UDP Policy H7 that identifies where exceptions can be made to this policy. One of the stated exceptions is where the proposal is an extension to an existing dwelling in accordance with Policy H18.

6.2 Proposals for the alteration or extension of residential properties can have a significant effect on the character of the original building, the surrounding area and the amenities of adjoining residents. It is important that the scale, siting and design of such development respects these aspects, so as to ensure adequate levels of privacy and environmental quality. In rural areas, traditional smaller dwellings such as farm workers cottages make an important contribution to the supply of affordable housing in the countryside, and extension proposals should be modest in scale to ensure that this continues.

6.3 UDP Policy H18 states:

H18 Alterations and extensions

Proposals for the alteration or extension of dwellings or for buildings incidental to the enjoyment of a dwelling will be permitted where:

1. the original building (that is, as at 1 July 1948 or as originally built if constructed later than this date, and not including any subsequent extensions) would remain the dominant feature;
2. the proposal is in keeping with the character of the existing dwelling and its surroundings in terms of scale, mass, siting, detailed design and materials;
3. the proposal would not be cramped on its plot, including having regard to provision of suitable private amenity open space, and would not adversely impact on the privacy and amenity of occupiers of neighbouring residential property; and
4. the level of resulting off street parking provision is in accordance with policy H16.

Thus, in assessing proposals for extensions to dwellings, which are situated in the open countryside, the cumulative impact of earlier extensions as well as the proposed extension must be considered. In addition, the proposal should be in keeping with the character of the existing dwelling and its surroundings in terms of scale, mass, siting, detailed design and materials.

- 6.4 Alvaston House has been previously extended. Planning permission has been granted in 1999 and 2000 for extensions and it is likely that there have been previous extensions. The extensions enlarged the property, from a two bedroom dwelling, with three reception rooms, kitchen and utility room/wc to a three bedroom dwelling with ensuite facilities and upstairs bathroom and three reception rooms, kitchen and utility room/wc at ground floor. As required by policy H18 of the UDP, these earlier extension, built post 1st July 1948, must be taken into account when considering the extension subject of this application.
- 6.5 The application proposes a further two-storey gable extension on the southern elevation, attached to the earlier extension. It would provide a further reception room at ground floor and bedroom at first floor. This will result in four bedrooms with two bathrooms at first floor and 4 reception rooms with kitchen, utility room and wc at ground floor. It would have a footprint of some 4.95 metres by 4.95 metres (24.5 square metres).
- 6.6 With regard to Policy H18, notwithstanding the previous extensions the original building remains the dominant feature. The proposal is considered to be contrary to parts 1 and 2 of Policy H18. The proposal incorporates an additional gable to the southern elevation, which would project some 4.95 metres forward of the original dwelling. The proposed extension would also appear above the ridge height of the existing dwelling and as such would be prominent. By virtue of the size of the earlier extension and that now proposed, together with its forward projection, height and mass, it is considered that cumulatively they would unacceptably diminish the dominance of the original dwelling. Moreover, the application proposal would introduce a further prominent projecting gable, thus drawing attention to it and exacerbating the dominance of the extensions. As such, cumulatively the extensions would be harmful to the original character and appearance of the dwelling.
- 6.7 In addition to the requirements of policy H18 of the UDP, policy H20(f) of the H&WCSP, states that to be acceptable extensions to dwellings in the open countryside must be in scale with the original dwelling and does not become the dominant feature. In the local planning authority's view, as a result of the proposed extension, the original

dwelling would be visually subservient to the extensions, clearly contrary to the requirements of the Development Plan.

6.8 Policy SH23 of the SHDLP is also applicable to the application. This policy stipulates that extensions to dwellings should be in keeping with the character of the existing dwelling in term of mass, scale, design and materials and that the existing dwelling should remain the dominant feature. Policy GD1 of the SHDLP sets out general development criteria and requires development to be in keeping. In the local planning authority's opinion the proposed two storey extension, due to its forward projection, ridge height and its size, would not ensure that the existing remained dominant, rather the extension would compete with the existing to the detriment of the rural character and appearance of Alvaston House.

6.9 In conclusion, it is considered that the proposed extension would not comply with policy H18 of the UDP that states that the original dwelling should remain dominant, H&WCSP policy H20(f), which seeks to ensure that extensions to dwellings in the open countryside would not dominate the original property, or indeed to policy SH23 of the SHDLP, which requires extensions to dwellings not to dominate the existing property. As such the proposed extension would be harmful to the character and appearance of the original and existing dwelling and contrary to planning policies. There are no material planning considerations that outweigh a decision being made in accordance with the Development Plan and therefore the application is unacceptable.

RECOMMENDATION

That planning permission be refused for the following reason:

- 1. **Having regard to Policy H18 of the Herefordshire Unitary Development Plan (revised deposit draft), Policies H16.A, H20(f) and CTC.9 of the Hereford and Worcester County Structure Plan and Policies GD.1 and SH.23 of the South Herefordshire District Local Plan, the local planning authority consider the proposal to be unacceptable. The proposed development, due to its forward projection ridge height, mass and scale, which would be in addition to existing extensions previously built, would cumulatively not be in keeping with the size and character of the original dwelling and would result in the original dwelling not being the dominant feature in the resultant extended dwelling.**

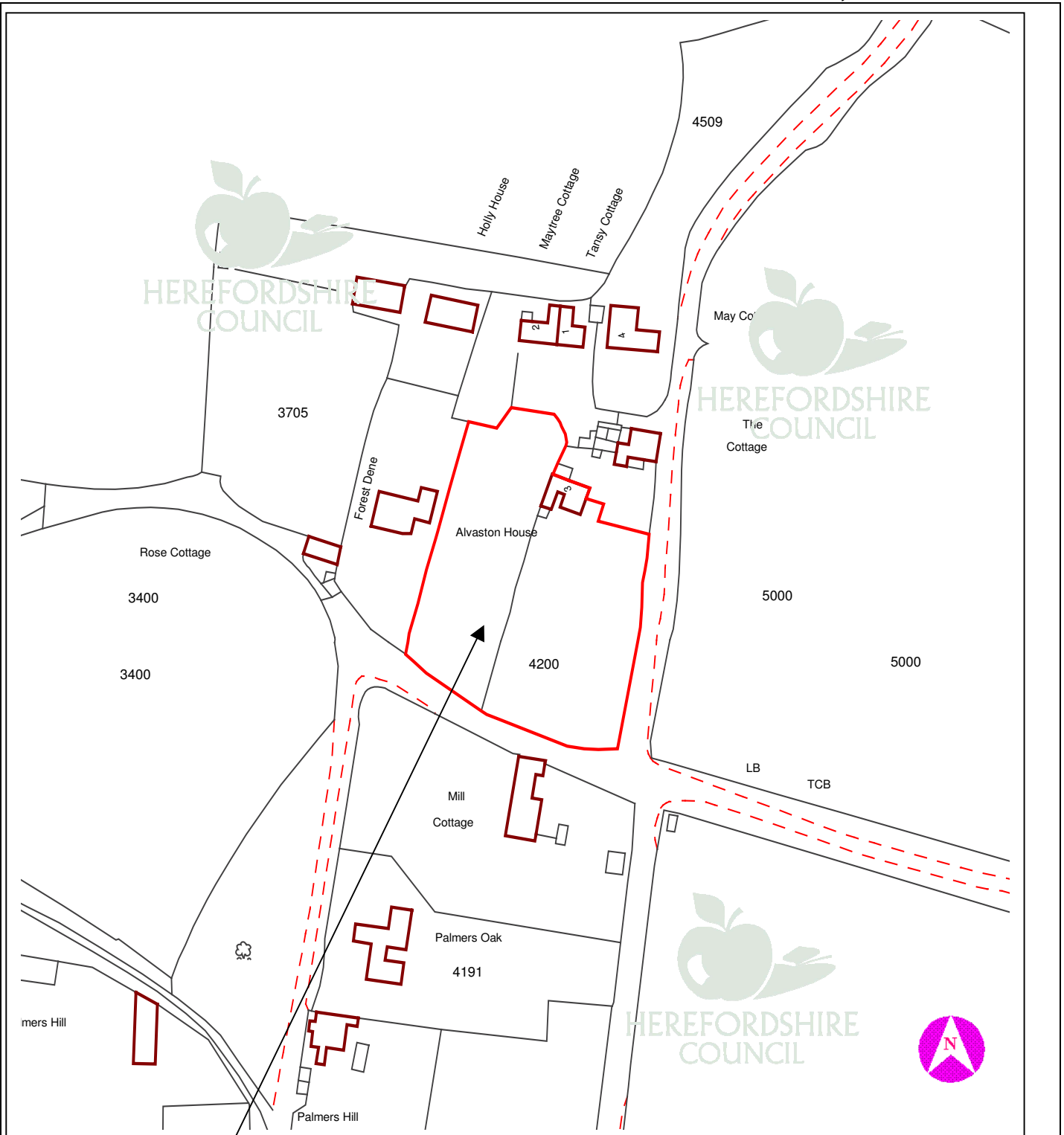
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/3045/F

SCALE : 1 : 1250

SITE ADDRESS : Alvaston House, Dancing Green, Ross-on-Wye, Herefordshire, HR9 5TE

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