

DELEGATED DECISION REPORT

APPLICATION NUMBER

150754

Ryelands, Fourth Avenue, Greytree, Ross-On-Wye, HR9 7HR

CASE OFFICER: Miss Emily Reed

DATE OF SITE VISIT: 01/04/2015

Relevant Development Plan Policies: National Planning Policy Framework (NPPF)

Presumption in favour of sustainable development

Paragraph 17 Core planning principles

Section 7 Requiring good design

Herefordshire Unitary Development Plan (HUDP)

Policies DR1, H7, H16, H18, LA1

Herefordshire Local Plan Draft Core Strategy (CS)

Policies SD1

Relevant Site History: None

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X	X			
Neighbour letter/ Site Notice	X				1
Local Member	XXX	XX	X		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Ryelands is a detached bungalow that sits squarely within its reasonably sized plot. It is located to the east of Fourth Avenue, a road that narrows to one car width at the end, with residential dwellings to the north, south, east and across the road. The site lies within an Area of Outstanding Natural Beauty.

The proposal is for a single storey extension off the south of the dwelling with a porch off the west. It will measure approximately 3.5m from the south elevation and 5.8m in length. The height will be approximately 2.7m to the eaves and 4.3m to the ridge (this varies slightly due to the change in land levels). With the porch being above 3m from the ground, this cannot be

carried out under the provisions of permitted development and will therefore be assessed under this application.

Representations:

Emails were sent to Councillor Mayo and Councillor Bartrum on 8th April 2015 when they were the current Local Members for the area and no objection had been received. No responses were received to these emails.

An objection was received on behalf of the neighbouring dwelling to the south 'Raintree' on 17th April. The objection is summarised below:

- They are concerned that the extension will prevent light into her side window that serves the kitchen/living room
- They are also concerned about the size and scale of the extension with regard to the proximity to the boundary.
- Lastly, if the extension is granted, could permitted development rights be removed from the south elevation so that no windows can be installed at a later date without planning permission.

Once the application had been considered, along with the above objection, the Local Member had changed to Councillor Hyde. An email was sent to Councillor Hyde on 13th May explaining the application and the objection that had been received. Having visited the site, while Councillor Hyde has concerns over the size and closeness of the extension, she has agreed to delegated authority via a telephone message on 18th May 2015.

Constraints:

Area of Outstanding Natural Beauty

Appraisal:

In respect of extensions to dwellings planning policy H18 of the Herefordshire Unitary Development Plan is applicable. This states that proposals for extensions must ensure that the original dwelling remains the dominant feature, it would be in keeping with the character and appearance of the existing in terms of scale, mass, siting, detailed design and materials, would not adversely impact upon the living conditions of neighbours, amongst other criteria. This policy is considered to be in conformity with the National Planning Policy Framework, which at paragraph 17 states that proposals should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Design and appearance

The proposed materials for the extension are facing brickwork and tiles both to match the host dwelling. The windows and doors will white UPVC. With all of the proposed matching the host dwelling, they are considered to be in keeping and therefore acceptable.

The extension is suitably subordinate under its own gable, lower than the host dwelling.

Impact on amenity and privacy

With the only windows proposed being to the front and rear of the extension, which will look onto the applicants own garden, along elevations that already have windows, issues of overlooking are not anticipated.

While I note the close proximity to the neighbouring dwelling to the south, the extension is located off the south of the dwelling, and therefore to the north of 'Raintree'. With this in mind, as well as the 1m gap between the extension and the southern boundary hedge and the pathway between the aforementioned hedge and Raintree, issues of overshadowing are not considered to be detrimental.

The removal of permitted development rights to install windows on the southern elevation is considered to be appropriate as windows within this wall are likely to lead to detrimental issues of overlooking.

While the site is within the Wye Valley Area of Outstanding Natural Beauty, there is not considered to be a detrimental impact on this asset as a result of the proposal.

Given the above, on balance, the proposal is considered to be compliant with the relevant HUDP policies and NPPF and is therefore recommended for approval.

RECOMMENDATION: **PERMIT** ☒ **REFUSE** ☐

CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:

(please note any variations to standard conditions)

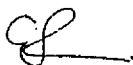
- 1) C01
- 2) C07 – drawing numbers 865/3 and 865/4 both received 16th March 2015.
- 3) C66 **No windows in side elevation of extension**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order, with or without modification), no windows shall at any time be placed in the southern elevation of the extension hereby permitted.

Reason: In order to protect the residential amenity of adjacent properties and to comply with Policy H18 of Herefordshire Unitary Development Plan.

Informatives

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



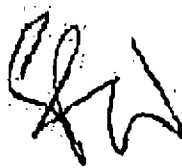
Signed: Dated: 18th May 2015

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT ☒

REFUSE ☐



Signed: Dated: 18 May 2015