

DELEGATED DECISION REPORT

APPLICATION NUMBER 132127/FH

Rosemount, Whitchurch, Ross-On-Wye, HR9 6DQ

CASE OFFICER: Ms R Jenman
DATE OF SITE VISIT: 12th September 2013

Relevant Development HUDP – DR1, H18, LA1
Plan Policies: NPPF
Draft Core Strategy – SD1

Relevant Site History: None

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	Y		Y		
Landscape Officer	Y	Y			
Site Notice	Y	Y			
Local Member	Y		Y		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Rosemount is a detached 2 bedroomed bungalow within the settlement boundary of Whitchurch. The dwelling is accessed via Ridgeway Crescent; however the rear boundary of the property fronts onto the C1250 highway. The front of the property faces onto agricultural land. There is a residential property to the west which is similar in scale and appearance, whilst the property to the east is a two storey property. The property is constructed from render under a tiled roof.

This application proposes a rear and side extension with a detached double garage. The rear extension extends out by 4m with a width of 4.5m, with a height of 4.6m. The extension is to provide additional accommodation to the lounge. The side extension projects out of the west elevation by 2.3m with a length of 6.7m and a height of 4.6m to match that of the existing property. The proposed garage measures 6.4 x 6.5m with a height of 5.m.

Representations:

Parish Council – No objection

The **local member** has been consulted and is happy for the application to be dealt with under delegated powers.

Pre-application discussion:

None

Constraints:

Site within the ANOB

Appraisal:

As the proposal relates to the extension of a dwelling Policy H18 has direct relevance. In summary the policy requires that the original dwelling should remain the dominant feature; extensions should be in keeping in terms of scale, massing and detailed design; the development should not result in a cramped development or threaten neighbouring amenity and parking levels should remain appropriate to serve the enlarged property.

In this case the rear extension will not be seen from any public vantage point, due to a tall mature leylandi hedge on the rear boundary. The neighbour to the west will have glimpses of the extension and the garage; however there is also mature vegetation on the western boundary which will restrict views. The height of the side extension is the same as that of the original dwelling, and although the extension would be benefited from having a ridge height lower than that of the existing, on balance given the bungalow is not of any architectural or historic merit, and the side extension is modest in scale, it is considered to be acceptable.

On balance the extensions and proposed garage do not detract from the main dwelling, and is of a scale and design which is considered to be in keeping with the character for the existing dwelling. The proposed extensions and garage will not harm the amenity of any neighbouring properties or appear cramped on its plot.

The application is in accordance with the relevant policies within the UDP and is recommended for approval subject to the conditions set out below.

RECOMMENDATION:

PERMIT

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REFUSE

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

(please note any variations to standard conditions)

1. C01
2. C07 – 1219/5, 1219/4, 1219/3 and 1219/6
3. CBK

Informatives

1. 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: *Ra* Dated: 16/10/2013

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

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Signed: *WP* Dated: 16/10/13

REASON FOR DELAY (if over 8 weeks)

Negotiations

☐

Consultees

☐

Other

☐

(please specify)