

**6 DCCW2004/0231/F - PROPOSED FIRST FLOOR EXTENSION AND ERECTION OF SHED AT 11 YARLINGTON MILL, BELMONT, HEREFORD, HR2 7UB****For: Mr. & Mrs. Gwynne per John Phipps, Bank Lodge, Coldwells Road, Holmer, Hereford, HR1 1LH****Date Received: 20th January 2004    Ward: Belmont    Grid Ref: 49445, 38366****Expiry Date: 16th March 2004**

Local Members: Councillors P.J. Edwards, J.W. Newman and Ms. G.A. Powell

**1. Site Description and Proposal**

- 1.1 The application site comprises a semi-detached two storey dwelling that lies within the cul-de-sac called Yarlington Mill, Belmont. The main, irregularly shaped garden space is situated to the rear of the property and backs onto the properties on Field Farm Mews, in what is a tightly defined residential area.
- 1.2 The proposal involves the extension of the existing integral garage to the south-western elevation of the dwelling, which has previously been converted to form additional habitable accommodation. It is proposed that the building line of the former garage be brought forward to accommodate an additional bedroom over, whilst retaining the rear roof slope.
- 1.3 A lean-to shed is also proposed to the south-western elevation to abut the dwelling as extended.

**2. Policies**

## 2.1 South Herefordshire District Local Plan:

Policy GD1	-	General Development Criteria
Policy SH23	-	Extensions to Dwellings

## 2.2 Herefordshire Unitary Development Plan (Deposit Draft):

Policy DR1	-	Design
Policy H18	-	Alterations and Extensions

**3. Planning History**

- 3.1 None recorded.

**4. Consultation Summary**Statutory Consultations

- 4.1 No statutory consultations were undertaken.

Internal Council Advice

4.2 Head of Engineering and Transportation has no objection.

**5. Representations**

5.1 Belmont Rural Parish Council: The Council note that the original integral garage has already been converted to living accommodation. The Council would request that the applicant is required to provide two parking spaces within the curtilage of their property as a condition of any approval, as parking space is at a premium at this location.

5.2 Three letters of objection have been received from the residents of Nos. 20, 21 and 22 Field Farm Mews (properties that back onto the application site). The points raised are summarised as follows:

- The proposal is for a substantial extension which would overlook the rear of properties on Field Farm Mews and be invasive to privacy.
- The extension would block the view from the rear of the dwellings and spoil the landscape.

5.3 The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

**6. Officers Appraisal**

6.1 The key issues in determining this application are the principle of the proposed extension in relation to the existing dwelling, the impact upon the amenities of the neighbouring properties and the provision of adequate off-street parking.

6.2 Policy SH23 of the South Herefordshire District Local Plan allows for extensions to dwellings provided that the proposal is in keeping with the character of the existing dwelling in terms of mass, scale, design and materials. The proposed extension to the existing former garage involves an increase in eaves height of approximately 400mm and the retention of a roof slope which will tie in with that of the main dwelling.

6.3 The only new opening when viewed from the rear is a small roof light, which due to its location midway up the roof slope would not give rise to an unacceptable level of direct overlooking or loss of privacy to the residents of Field Farm Mews. However, in the interests of protecting residential amenity it is recommended that the proposed roof light be obscure glazed. The design and orientation of the proposed extension and the physical relationship between the application site and neighbouring properties is such that the adjoining properties will suffer no loss of light.

6.4 The Parish Council has requested that the applicant be required to provide two off-street parking spaces as a condition of any permission that may be granted. Although the Head of Engineering and Transportation has recorded no objection to the scheme, this could be pursued through the imposition of an appropriate condition.

6.5 Concern has been raised that the site for the proposed shed falls outside the ownership of the applicant. The onus regarding proof of ownership rests with the applicant who has signed Certificate A, certifying that they were in sole ownership of the site on the day 21 days before the application was made valid. In this instance the application will be determined on the basis that this information is correct.

6.6 In view of all the material considerations raised above it is considered that the scheme accords with the relevant Local Plan policy and that approval be granted subject to conditions.

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

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

- 3. **B01 (Samples of external materials).**

**Reason: To ensure that the materials harmonise with the surroundings.**

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

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

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

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

- 6. **H13 (Access, turning area and parking).**

**Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.**

**Informatives:**

- 1. **HN02 - Public rights of way affected.**
- 2. **N15 - Reason(s) for the Grant of Planning Permission.**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.