

6 DCCW2004/0584/F - NEW CONSERVATORY AND GARAGE EXTENSION AT 10 CEDAR LANE, BURGHILL, HEREFORD, HR4 7QQ**For: Mr. & Mrs. Bird per RRA Architects, Packers House, 25 West Street, Hereford, HR4 0BX****Date Received: 18th February 2004** **Ward: Burghill, Holmer & Lyde** **Grid Ref: 48231, 43374****Expiry Date: 14th April 2004**

Local Member: Councillor Mrs. S.J. Robertson

1. Site Description and Proposal

- 1.1 The application site comprises a detached dwelling with separate double garage located to the north-western edge of Cedar Lane within the St. Mary's Park development. The site is rectangular in shape with the dwelling and garage set midway into the plot.
- 1.2 The proposal involves two extensions, the first of which is to the garage to create a link with the main house with bedroom accommodation over. Access to the bedroom is proposed via a glazed walkway from the house to a stairs located to the rear of the garage. The ridge of the extended garage would be 2.5 metres higher than existing and the footprint will also be enlarged with a 1.2 metre forward projection.
- 1.3 The second element of the proposal involves the erection of a conservatory to the side and rear elevations to tie in with a small extension to the kitchen at the rear of the dwelling. The extension has a modern design including the use of a lead roof and timber cladding on the kitchen extension.

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 CW2003/3350/F First floor extension and single storey swimming pool pavilion with ground floor link. Refused 30th December 2003.

4. Consultation Summary

Statutory Consultations

4.1 No statutory consultations were undertaken.

Internal Council Advice

4.2 Head of Engineering & Transportation has no objection to the proposal.

5. Representations

5.1 Burghill Parish Council – the Parish Council have strong objections to this application.

Throughout the planning and construction of St. Mary's Park, the essential theme has been that all development must be in keeping with the original Victorian hospital.

All of the garages are separate buildings, in keeping with this ethos, and these proposals could set a precedent on the site, which is totally unacceptable. Views would be spoilt both on the site and from Burghill village. The whole concept was to keep space and light around the area.

The extending forward of the garage will disturb the building line of the properties fronting Cedar Lane.

When the site was originally designed and approved, smaller houses were put on the smaller plots, and large ones on the larger plots.

The proposed extensions to this property will greatly increase the floor area of the building and will extend almost across the full width of the plot.

The Parish Council is also unhappy with the design of the conservatory, which again seems to be out of keeping with the area.

There is much concern from neighbours about the loss of privacy, and light which will make their own grounds much darker and gloomy.

5.2 Two letters of objection has been received from Mrs. M.J. Bradford, 11 Cedar Lane, Burghill, Hereford, HR4 7QQ and A.M. Evans, 9 Cedar Lane, St. Mary's Park, Burghill, Hereford, HR4 7QQ. The points raised are summarised as follows:

- The proposed garage extension will overshadow the garden to No. 11, depriving it of light and views.
- The proposed materials are not sympathetic to the style of dwellings in the area.
- The overall scale of the proposal is out of proportion with the existing house.
- The garage extension will obstruct the view between houses to the detriment of amenity.
- Bringing forward the line of the garage by 1.25 metres will disturb the current line of buildings fronting Cedar Lane.

- The proposed flat roof to the conservatory could be used as a terrace resulting in overlooking of adjacent properties.
- Concern that it is two to three feet higher than my fence and will run nearly half the length of my fence line. The conservatory is too large a structure for the size of the garden and the flat lead roof with sloping windows is not in keeping with the design of the houses in Cedar Lane.

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 the determination of this application are the design and scale of the proposed extensions in relation to the existing dwelling and the impact upon the amenities of the neighbouring properties.
- 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. In this case the proposal clearly can be separated into two additions to this detached family dwelling. In relation to the garage alterations, it is proposed to create a link to the main dwelling and extend the footprint to enlarge the garage capacity on the ground floor. On the first floor a bedroom over is provided which is accessed via a new staircase and corridor to the rear. Whilst an objection has been received from the adjoining occupier with regard to the increase in height and potential for overshadowing, the relationship has been carefully considered and having regard to the position of the adjoining detached garage, an overshadowing or loss of light argument could not be sustained.
- 6.3 In design terms the proposed garage alterations match the existing appearance and fenestration of the property and this is clearly the most visually prominent part of the proposal. The second element is to a single storey wrap around extension which will provide a conservatory and small extension to the existing kitchen. The design in this instance is a more contemporary approach with a large part of the roof having a flat lead finish. Brick, glazing and timber cladding are all used for the finish of the walls, however this will not be seen from any public vantage point and is considered an acceptable approach in this context.
- 6.4 In view of the above it is considered that the proposed alterations and extension are acceptable and will not be detrimental to either the character and appearance of the development or cause any significant overbearing or overlooking such as to justify refusal. As such permission is recommended subject to the following 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. B01 (Samples of external materials).**

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

3. E09 (No conversion of garage to habitable accommodation).

Reason: To ensure adequate off street parking arrangements remain available at all times.

Informative:

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

Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.