

**8 DCCW2003/2070/F - PROPOSED SINGLE AND FIRST STOREY EXTENSION AT 170 WHITECROSS ROAD, HEREFORD, HR4 0DJ****For: Mr. Singh per John Farr and Associates, Fincham, Stockley Hill, Peterchurch, Hereford, HR2 0SS****Date Received: 8th July 2003****Ward: Three Elms****Grid Ref: 49793, 40420****Expiry Date: 2nd September 2003**

Local Members: Councillors Mrs. P.A. Andrews; Mrs. S.P.A. Daniels and Ms. A.M. Toon

**1. Site Description and Proposal**

- 1.1 The application site comprises a semi-detached two storey dwelling with integral single garage accessed from Whitecross Road.
- 1.2 The proposal involves an extension over the existing garage to form extra bedroom accommodation and a single storey side extension to create a family room. The family room is proposed to be set back 3.2 metres from the front elevation of the main house and project approximately 4.2 metres from the side.
- 1.3 It is proposed that the existing garage be retained.

**2. Policies****2.1 Hereford Local Plan:**

Policy ENV14	-	Design
Policy H12	-	Established Residential Areas – Character and Amenity
Policy H16	-	Alterations and Extensions

**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**

- 4.1 No statutory consultations were undertaken.

Internal Council Advice

- 4.2 Head of Engineering & Transportation has no objection.

## 5. Representations

- 5.1 Hereford City Council has no objection to the application.
- 5.2 Two letters of objection have been received from G.M. Powell, Nos. 2 and 4 Baggallay Street, Hereford, HR4 0DZ. The points raised are summarised as follows.
- The potential impact upon drainage in the area. Welsh Water have had to clear blocked drains previously.
  - The extension will block out natural light to No. 4 Baggallay Street.
  - There is already an overlooking problem which if exacerbated would adversely affect the value of No. 4 Baggallay Street.
- 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 the determination of this application are the principle of the proposed extension in relation to the existing dwelling and the impact upon the amenities of the neighbouring properties.
- 6.2 Policy H16 of the Hereford Local Plan allows for extensions to dwellings provided that the proposal is in keeping with the character of the existing dwelling in terms of scale and its surroundings.
- 6.3 The proposal comprises a first floor extension over the integral garage and side extension at ground floor. The first floor element would have a width of 2.8 metres, whereas the side extension would project a further 4.2 metres to the side of the garage. In terms of scale and relationship to the existing dwelling the proposal is considered acceptable.
- 6.4 Policy H16 also requires that alterations and extensions must have regard to the amenities of nearby residential properties and in this regard the occupier of an adjacent property have raised concerns over the potential for overlooking and loss of light.
- 6.5 The proposal would result in one new opening at first floor level to serve a second bathroom. As such, any potential overlooking could be adversely mitigated by condition requiring this window to be obscure glazed. Any potential loss of light to neighbouring properties is considered to be negligible and could not warrant a reason for refusal in this instance.
- 6.6 In view of the material planning consideration 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. **B02 (Matching external materials (extension)).**

**Reason: To ensure the external materials harmonise with the existing building.**

4. **E19 (Obscure glazing to windows).**

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

**Informative:**

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.