

MEETING:	PLANNING COMMITTEE
DATE:	24 FEBRUARY 2016
TITLE OF REPORT:	153764 - PROPOSED EXTENSION, DORMER LOFT CONVERSION AND REPLACEMENT OF CONSERVATORY/LEAN TO WITH GLAZED EXTENSION AT 16 CORNEWALL STREET, HEREFORD, HEREFORDSHIRE, HR4 0HF For: Mrs Thomas-Alvarez, 16 Cornewall Street, Hereford, Herefordshire, HR4 0HF
WEBSITE LINK:	https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=153764&search=153764
Reason Application submitted to Committee – Member of Staff Application	

Date Received: 16 December 2015 **Ward: Greyfriars** **Grid Ref: 349920,240205**
Expiry Date: 10 February 2016
Local Member: Councillor AJW Powers

1. Site Description and Proposal

- 1.1 The application site comprises a late Victorian red brick terraced property located on the north side of Cornewall Street in the established residential area of Whitecross. The property has two bedrooms on the first floor with access to a small attic storeroom. It has a mono-pitched two storey addition at the rear in common with many of the houses in this terrace and later single storey lean-to extensions. There is a long narrow garden that adjoins the rear boundaries of properties facing Cottrell Street to the north.
- 1.2 Planning permission is sought for the introduction of a white rendered first floor flat roofed extension over the existing utility/conservatory that would accommodate a bedroom and a zinc clad flat roofed dormer window in the rear roof slope that would enable the provision of a third bedroom. In addition to the extensions it is proposed to clad the existing single and two storey elements in oak shingles.

2. Policies

- 2.1 The Herefordshire Local Plan Core Strategy (CS) policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

Policy SS1	-	Presumption in Favour of Sustainable Development
Policy LD1	-	Landscape and Townscape
Policy SD1	-	Sustainable Design and Energy Efficiency
Policy MT1	-	Traffic Management, Highway Safety and Promoting Active Travel

Further information on the subject of this report is available from Mr Simon Withers on 01432 260612

2.2 National Planning Policy Framework

Chapter 7 – Requiring good design.

2.3 The Core Strategy policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/core-strategy/adopted-core-strategy>

3. Planning History

3.1 None identified.

4. Consultation Summary

4.1 Statutory Consultations

Not applicable.

4.2 Internal Council Consultations

Not applicable.

5. Representations

5.1 Hereford City Council raises no objection.

5.2 The consultation responses can be viewed on the Council's website by using the following link:-

<https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=150052&search=150052>

Internet access is available at the Council's Customer Service Centres:-

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

6. Officer's Appraisal

6.1 The key considerations in the determination of this application are the implications of the extensions and alterations on residential amenity having particular regard for privacy and the effect on character and appearance of the property and its wider context.

Residential Amenity

6.2 Policy SD1 of the CS requires development proposals to safeguard residential amenity for existing and proposed residents.

6.3 The main consideration in this case is the effect of the first floor bedroom extension and the dormer window upon the privacy of residents either side of the property. The dormer extension itself would constitute permitted development were it not for the applicants preference to use zinc cladding and as such there is a "fall back" position in relation to the windows at this level that I have accorded due consideration. As such the main focus of attention is upon the windows serving the first floor bedroom extension. Presently the existing bedroom window is recessed such that views are essentially only possible straight down the garden. The other rear facing window is an obscure glazed bathroom window which will be retained.

- 6.4 The new bedroom window would enable a greater degree of overlooking into the rear gardens of the immediate neighbours but the more private areas immediately to the rear of these properties will still retain privacy. Whilst the level of privacy will be affected, the window serves a bedroom and since there is already a degree of overlooking from the applicants property and other neighbours, I do not consider that the loss of privacy will be unduly harmful or out of character with this relatively densely populated residential area.
- 6.5 In relation to other amenity considerations, the first floor extension would be sandwiched between two existing first floor additions so the additional volume will have no impact upon its neighbours. The increased bulk of the dormer window in the rear roof slope will be viewed in the context of the existing roof structure and would not impinge unacceptably on residential amenity.
- 6.6 In the context of my assessment of existing and proposed amenity levels, I consider the proposal to be acceptable and in accordance with Policy SD1 of the CS and the relevant section of the NPPF.

Character and Appearance

- 6.7 Aside from the demolition of an existing porch, the proposed extensions cannot be viewed from Cornwall Street by reason of the continuous built up nature of the street frontage. Longer distance glimpses can be achieved from between properties in Cotterell Street but the extensions would be seen against the existing property and would not appear out of keeping within this established residential context.
- 6.8 The use of contemporary materials (zinc cladding), subject to conditional control over them, is considered to be appropriate and in accordance with Policies LD1 and SD1 of the CS.

Other Matters

- 6.9 The property relies on on-street parking and clearly there is significant demand for this locally. The increase of one bedroom will theoretically potentially increase parking provision but not in a manner that would result in any severe residual highway safety implications. Accordingly it is considered that Policy MT1 of the CS is satisfied.
- 6.10 In conclusion, the proposal would enable the provision of a third bedroom and other internal rearrangements that would satisfactorily preserve the residential amenity of neighbouring properties without compromising the residential character of the area or local highway safety.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. A01 - Time limit for commencement (full permission)**
- 2. B01 - Development in accordance with the approved plans (drawing nos. 004/1/15, 005/1/15 (Ground and first floor layouts) and 005/1/15 (Proposed Elevations))**
- 3. C01 - Samples of external materials**
- 4. I16 - Restriction of hours during construction**

Informative:

- 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.**

Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



© Crown copyright and database right 2016 (100024168)

This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: 153764

SITE ADDRESS : 16 CORNEWALL STREET, HEREFORD, HEREFORDSHIRE, HR4 0HF

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005