

<b>MEETING:</b>	<b>PLANNING AND REGULATORY COMMITTEE</b>
<b>DATE:</b>	<b>15 JULY 2020</b>
<b>TITLE OF REPORT:</b>	<p><b>201209 - PROPOSED GROUND FLOOR EXTENSION TO THE REAR ELEVATION AND CREATE A COVERED LINK TO THE HOME OFFICE GARAGE. INTERNAL ALTERATIONS TO GROUND FLOOR OF GARAGE TO FORM ROOM WITH ACCESS TO STORAGE AREA AT 3 AVOCET ROAD, HOLMER, HEREFORD, HR4 9WA</b></p> <p><b>For: Ms Marie Watkin, 3 Avocet Road, Holmer, Hereford, Herefordshire HR4 9WA</b></p>
<b>WEBSITE LINK:</b>	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=201209&amp;search-term=201209">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=201209&amp;search-term=201209</a>
<b>Reason Application submitted to Committee - Councillor Tyler application</b>	

**Date Received: 17 April 2020**

**Ward: Holmer**

**Grid Ref: 349924,242275**

**Expiry Date: 6 July 2020**

Local Member: Councillor Mark Millmore

## 1. Site Description and Proposal

- 1.1 3 Avocet Road is a two-storey detached dwelling on the newly built Bloor Homes development in the parish of Holmer and Shelwick. The dwelling is constructed of multi red brick walls, a tiled roof and white upvc windows and doors. The proposal is for a single-storey rear extension, creating a covered link which connects the host dwelling to the home office garage. Moreover, internal alterations to the garage are proposed in order to form a room with access to a storage area. The single-storey extension would have an approximate height of 2.7 metres and an approximate total floor area of 29 square metres. The extension would be constructed from brick to match existing, sustainable grey rubber roofing and anthracite upvc windows and doors



1.2

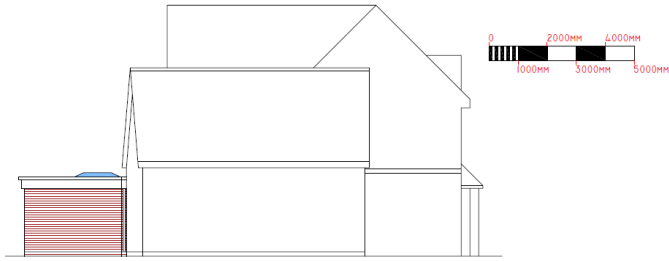
EAST SIDE ELEVATION

East side elevation

Further information on the subject of this report is available from Miss Emily Brookes on 01432 261825



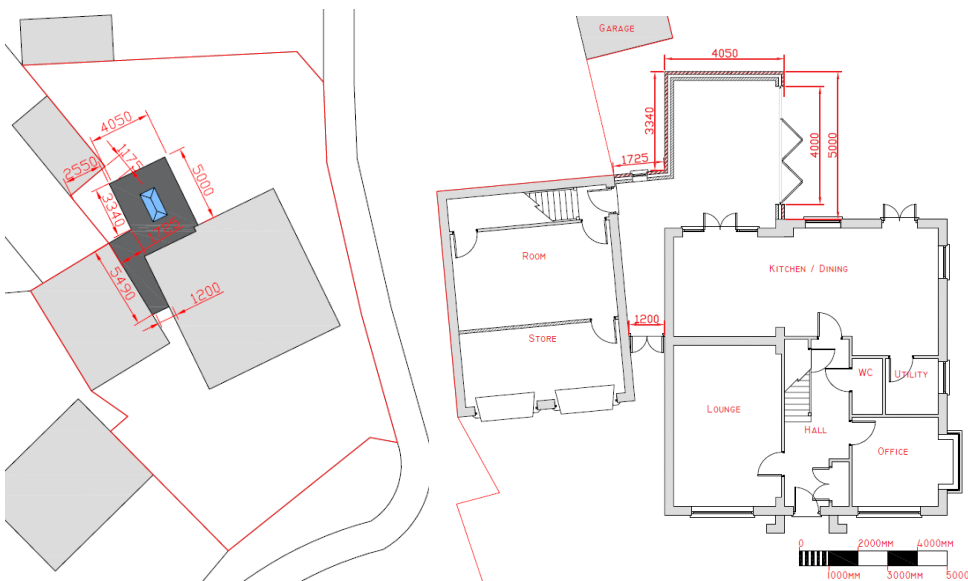
REAR ELEVATION



WEST SIDE ELEVATION

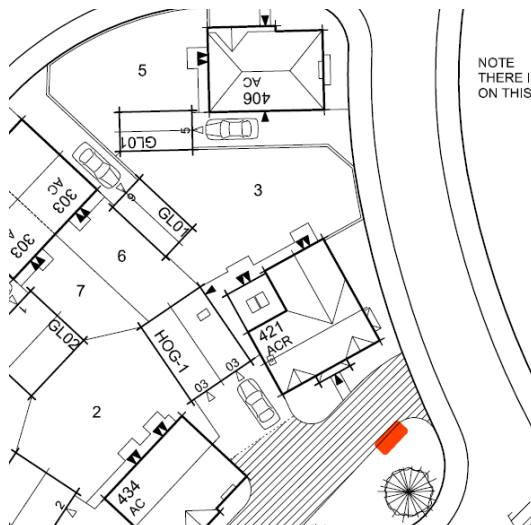
Rear and West elevation

1.3



Site plans

1.4



NOTE THERE IS ON THIS

Site layout (from application P171073/RM)

1.5



Site photo

1.6

## 2. Policies

### 2.1 Herefordshire Local Plan – Core Strategy

SS1 – Presumption in favour of sustainable development

SD1 – Sustainable design and energy efficiency

LD1 – Landscape and townscape

### 2.2 Holmer and Shelwick Parish Neighbourhood Development Plan (Made 11 March 2020)

HS4 – Design

[https://www.herefordshire.gov.uk/download/downloads/id/19166/neighbourhood\\_development\\_plan\\_december\\_2019.pdf](https://www.herefordshire.gov.uk/download/downloads/id/19166/neighbourhood_development_plan_december_2019.pdf)

### 2.3 National Planning Policy Framework (NPPF) – February 2019 Chapters:

2 – Achieving sustainable development

4 – Decision-making

12 – Achieving well-designed places

### 2.4 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/info/200185/local\\_plan/137/adopted\\_core\\_strategy](https://www.herefordshire.gov.uk/info/200185/local_plan/137/adopted_core_strategy)

## 3. Planning History

3.1 **P150478/O** – Proposed erection of up to 460 dwellings and associated infrastructure [approved]

**P171073/RM** – Erection of 82 dwellings and associated infrastructure [approved]

## 4. Consultation Summary

4.1 Internal Council Consultations – None required

## 5. Representations

5.1 Holmer and Shelwick Parish Council considered this application at their meeting dated 08/06/2020 and wished to make the following comment: *“It was noted that the garage can no longer be used for car parking due to the addition of a partition and as such restrictions should be placed on future use to ensure it is not used for residential purposes”*.

- 5.2 The consultation responses can be viewed on the Council's website by using the following link:-  
[https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=201209&search-term=201209](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=201209&search-term=201209)

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

### *Policy Context*

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows:  
*"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."*
- 6.2 In this instance the adopted development plan is the Herefordshire Local Plan – Core Strategy (CS) and the 'made' Holmer and Shelwick Parish Neighbourhood Development Plan (Holmer and Shelwick Parish NDP). At this time the policies in the Holmer and Shelwick Parish NDP can be afforded full weight as set out in paragraph 48 of the National Planning Policy Framework 2019, which itself is a significant material consideration.
- 6.3 When assessing planning applications for residential extensions, Policy SD1 and LD1 of the CS are applicable. SD1 states that proposals should be designed to maintain local distinctiveness through detailing and materials, respecting scale, height, and proportions and massing of surrounding development. The proposal should also safeguard the amenity of existing and proposed residents in terms of overlooking, overshadowing and overbearing. Policy LD1 requires that the character of the landscape/townscape has positively influenced the design and scale of development, amongst other matters. These policies accord with the principles as set out within the NPPF with regards to good design and ensuring a high standard of amenity for existing and future occupiers. Policy HS4 of the made Holmer and Shelwick Parish NDP reinforces the point that development proposals should respect the character of the site and surrounding area, having regard to the privacy, outlook, sunlight and daylight of existing residents on the site's boundaries.

### *Assessment*

- 6.4 The single-storey extension will have a maximum height sitting below the roofline of the host dwelling, ensuring it is read as a subservient addition. The material to be used for the external walls on the single-storey extension is brick to match existing. It is not considered that the proposal, with regards to design and scale, would depart from the character of the host dwelling or surrounding area, nor would the proposal impact upon the amenity of the adjacent neighbouring residents. As such, the scheme is considered to be of an appropriate and acceptable scale, utilising appropriate materials and is in adherence with SD1 and LD1 of the CS, and HS4 of the Holmer and Shelwick Parish NDP.
- 6.7 Whilst no concerns have been raised with regards to the impact the extension would have on the amenity of neighbouring dwellings by way of overlooking and loss of light, I must give this due consideration. The topography of the site results in the rear garden of 3 Avocet Road being at a decreased height in relation to the surrounding properties and garages. The site is bounded to the north by the driveway to 5 Avocet Road, to the east by Avocet Road and to the west by the rear garden and garage of 6 Avocet Road. The rear garden of 6 Avocet Road has fencing erected, as seen on the site photo provided above, of which the extension would not exceed. Taking into consideration the topography of the site and the relationship between the proposal and the surrounding uses, it is considered that the proposal would not impact the amenity of the adjacent neighbouring properties. Therefore the proposal is considered to adhere to the requirements of both SD1 of the CS and HS4 of the Holmer and Shelwick Parish NDP.
- 6.8 As seen in the site plan at paragraph 1.5, 3 Avocet Road benefits from off street parking in addition to a garage. Therefore, the proposed internal alterations to the garage, despite resulting in the

garage no longer being able to be used for parking, would not result in parking on the street. In the Holmer and Shelwick Parish NDP it is noted that Policy H4, criteria b, excludes garages when considering parking, stating “*Highway design and car parking should allow for adequate off-street parking, excluding garages, at a rate of one space per bedroom*”. Therefore, it is not considered that the proposal would give rise to any prejudicial impact on the local highway network and therefore no conflict is found with Policy H4 of the Holmer and Shelwick NDP, CS Policy MT1 or the principles found within Chapter 9 of the NPPF. However, given that these alterations would result in the garage no longer being able to be used for car parking, a condition shall be put in place that prevents this building from being used for independent residential use in the future.

6.9 In summary, the proposal has been designed to match and complement the character of the host dwelling and surrounding area. The visual impact, in relation to the layout of the site, is limited due to both the scale and design. It is not considered that the proposal will have an undue impact upon the amenity of neighbouring residents with no concerns for overlooking or overshadowing. Moreover, the proposal will not give rise to any prejudicial impact on the local highway network. There are no other matters pertinent to the proposal which requires discussion or assessment, and taking the above into account, it is my recommendation to grant planning permission subject to the below conditions.

**RECOMMENDATION**

**That planning permission be granted subject to the following conditions and any further conditions considered necessary by officers named in the scheme of delegation to officers:**

1. **CO1 – Time limit for commencement (full permission)**
2. **CO6 – Development in accordance with the approved plans (drawings 14B, 13B, 11C and 12C)**
3. **CBK - Restriction of hours during construction**
4. **The garage conversion shall be used solely for purposes incidental to the enjoyment of the dwelling house and not as a separate unit of accommodation**

**Reason: To ensure that the development is used only for the purposes ancillary to the dwelling and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.**

**INFORMATIVES:**

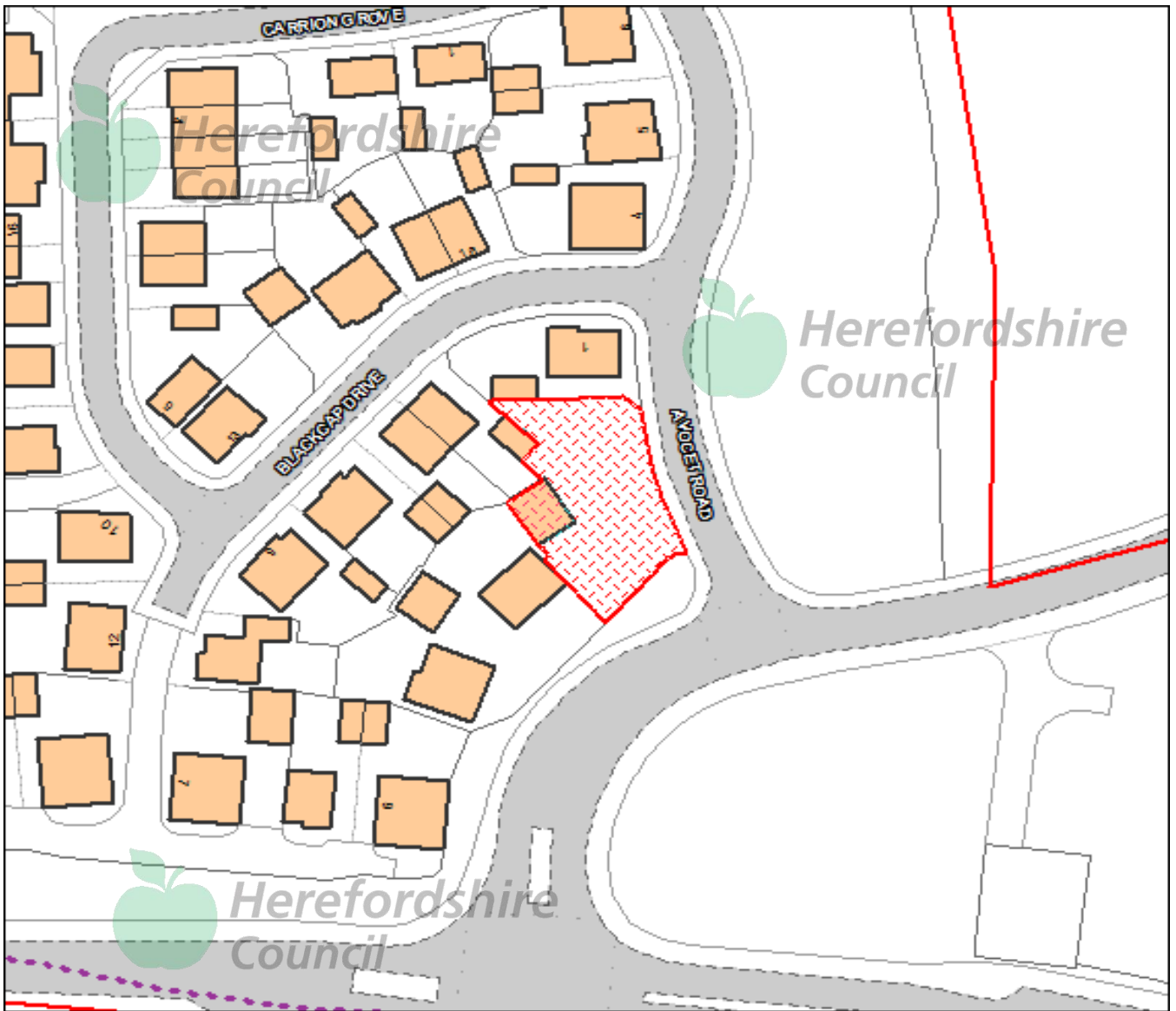
1. **IP1**

Decision: .....

Notes: .....

**Background Papers**

Internal departmental consultation replies.



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

**APPLICATION NO:** 201209

**SITE ADDRESS :** 3 AVOCET ROAD, HOLMER, HEREFORD, HEREFORDSHIRE, HR4 9WA

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Further information on the subject of this report is available from Miss Emily Brookes on 01432 261825