

<b>MEETING:</b>	<b>PLANNING AND REGULATORY COMMITTEE</b>
<b>DATE:</b>	<b>30 SEPTEMBER 2020</b>
<b>TITLE OF REPORT:</b>	<p><b>202253 - THE PROPOSAL IS FOR THE TAKING DOWN OF THE EXISTING GARAGE, PASSAGEWAY AND REAR EXTENSION AND THE CONSTRUCTION OF A NEW SINGLE STOREY SIDE &amp; REAR EXTENSION, PLUS THE CONSTRUCTION OF A CAR PORT. AT 13 BACKBURY ROAD, HEREFORD, HEREFORDSHIRE, HR1 1SD</b></p> <p><b>For: Mr &amp; Mrs Coleman per Mrs Charlotte Knott, 48 Hinton Avenue, Hereford, Herefordshire, HR2 6AW</b></p>
<b>WEBSITE LINK:</b>	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=202253&amp;search-term=202253">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=202253&amp;search-term=202253</a>
<b>Reason Application submitted to Committee – Staff Application</b>	

**Date Received: 15 July 2020**

**Ward: Eign Hill**

**Grid Ref: 352671,240111**

**Expiry Date: 9 September 2020**

Local Member: Councillor Elizabeth Foxton

## **1. Site Description and Proposal**

- 1.1 13 Backbury Road is a two storey semi-detached dwelling located within the well-established residential area of Eign Hill to the North – East of Hereford City centre. The dwelling is constructed of red brick walls, plain clay tiled roof and white uPVC windows and doors. There is a driveway to the front of the dwelling with parking for two cars.
- 1.2 The proposal is for the removal of the existing garage, rear extension and passageway and the construction of a new single storey side and rear extension and the erection of a car port. The extension to the side will protrude approximately 3 metres in width and 12 metres in length inclusive of the adjoining rear extension. The rear extension will have an overall width of 6 metres. The car port will have a height of 2.4 metres matching the eaves of the single storey side extension. The extension will be constructed from facing brickwork to match the host dwelling interlocking clay tiles to the extension, with polycarbonate roof panels for the car port.
- 1.3 The proposed elevations and a photograph are set out below for ease of reference.



Proposed Elevations



Site Photo from road

## 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

MT1 - Traffic management, highway safety and promoting active travel

### 2.2 Hereford Area Plan is at drafting stage and therefore carries no weight in decision making

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

#### Chapters:

Chapter 2 – Achieving sustainable development

Chapter 4 – Decision-making

Chapter 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 No site history

### **4. Consultation Summary**

- 4.1 No statutory or internal consultations

### **5. Representations**

- 5.1 Hereford City Council have not provided a response to the consultation
- 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=202253&search-term=202253](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=202253&search-term=202253)

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 and Principle of Development*

- 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). The National Planning Policy Framework (NPPF) is also 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.
- 6.4 Policy MT1 is also applicable. It states that development proposals should demonstrate that the strategic and local highway network can absorb the traffic impacts of the proposed development. It states that developments must be designed and laid out to achieve safe entrance and exit, have appropriate operational and manoeuvring space. It also states that developments should have regard to both the Council's Highways Development Design Guide and cycle and vehicle parking standards.

## *Assessment*

- 6.5 The proposals are all of a single storey nature creating a 'wrap around' extension to the side and then to the rear of the dwelling. Its maximum height will sit partly under the first floor window cill height at the rear and partly above at the side of the host dwelling, creating a pitched roof which ensures that it is read as a subservient addition to the dwelling.
- 6.6 The proposed materials for the extension are a matching facing brickwork, with interlocking clay tiles and polycarbonate roof panels to the car port. This will ensure continuity of appearance and it is considered that the proposal is entirely acceptable and policy compliant with regards to design and scale, and would not depart from the character of the host dwelling or the surrounding area.
- 6.7 It is noted that the side element of the extension will remove the garage to the dwelling however the proposals are creating a car port and therefore will not have an adverse effect on the amount of off-road parking as there is sufficient space to the front of the property for up to 3 cars, therefore complying with CS Policy MT1
- 6.8 The proposed extension will be to the side/south of the dwelling. It will have a overall length of 12 metres and is 3 metres in width to the front of the property with the rear measuring 6 metres in width. With a overall ridge height of 3.5 metres, it is noted that the ground slopes slightly to the rear therefore 3.5 metres is at its highest point. The extension will, at its closest point be set back approximately 0.5 metres back from the boundary wall with the immediate neighbour to the south. The car port will have an overall height of 2.4 metres. Due to its modest nature and the proposals only being a single storey as well as the orientation of the site it is not considered to have any adverse impact upon the neighbouring dwellings with regard to overlooking, overshadowing or overbearing. As such the scheme is considered to be of an appropriate and acceptable scale, utilising similar materials and is therefore compliant with CS Policies SD1 and LD1.

## *Conclusion*

- 6.9 In summary the proposed extension and car port are considered to be of an acceptable design that would have no adverse effects upon the character of the host dwelling, the wider streetscene or residential amenity. Moreover the proposals would not give rise to any adverse impact upon the local highway network, thus complying with CS Policies LD1, SD1 and MT1. The recommendation is therefore one of approval subject to the conditions set out below.

## **RECOMMENDATION**

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

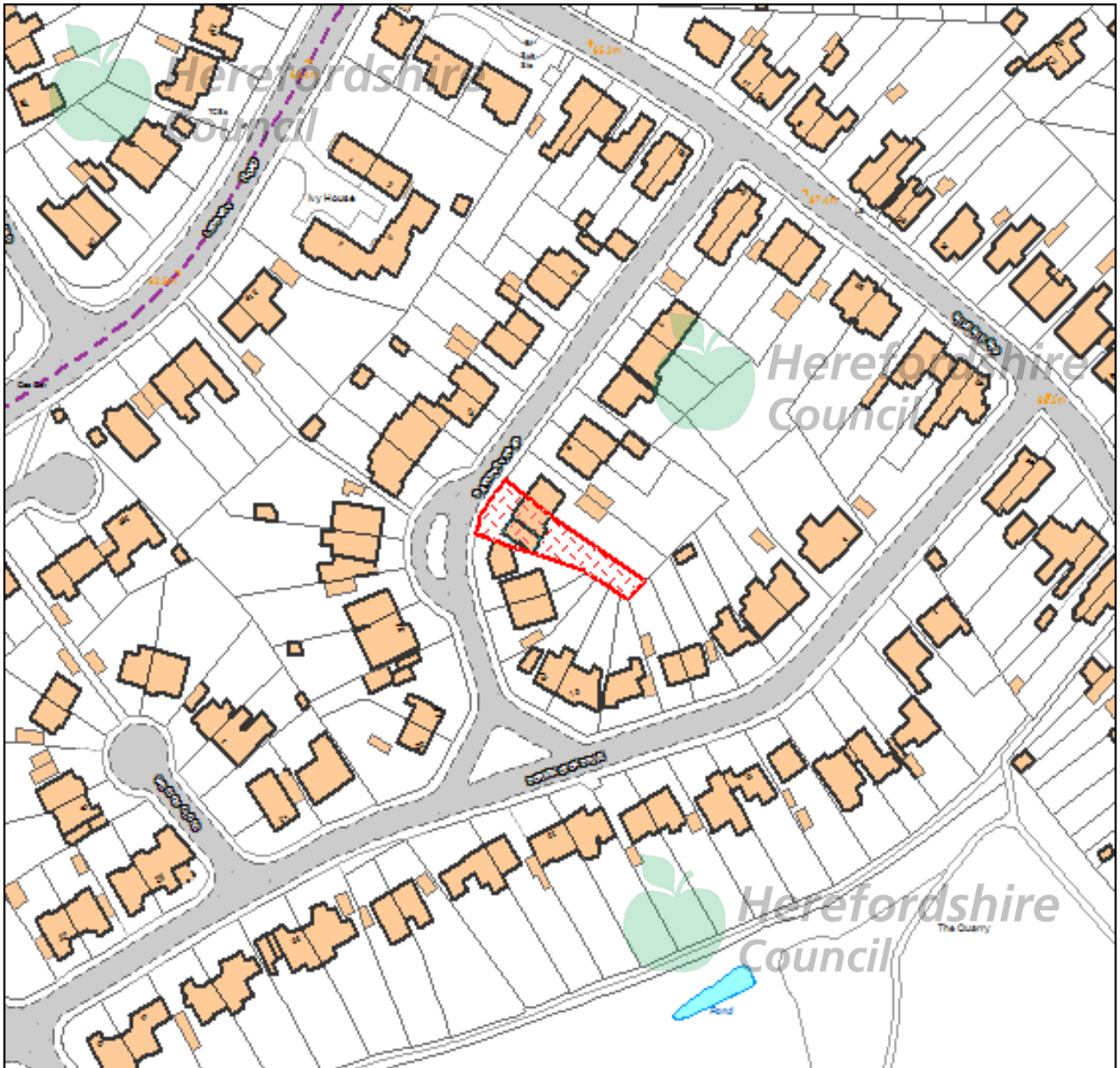
- 1. C01 – Time limit for commencement (full permission)**
- 2. C07 – Development in accordance with approved plans and materials**
- 3. CBK – Restriction of house during construction**

## **INFORMATIVES:**

- 1. IP1 - Application Approved Without Amendment**

## **Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** 202253

**SITE ADDRESS :** 13 BACKBURY ROAD, HEREFORD, HEREFORDSHIRE, HR1 1SD

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Further information on the subject of this report is available from Ms Laura Smith on 01432 383244