

10 DCCE2005/1994/F - PROPOSED CONSERVATORY TO REAR OF PROPERTY FLAT 5, 50 HAFOD ROAD, HEREFORD, HEREFORDSHIRE, HR1 1SQ**For: Mr. D. Wilkins, Anglian Home Improvements, Conservatories Admin Dept, P.O. Box 65, Norwich, NR6 6EJ****Date Received: 16th June, 2005 Ward: Tupsley Grid Ref: 52404, 39609****Expiry Date: 11th August, 2005**

Local Members: Councillors G.V. Hyde, Mrs. M.D. Lloyd-Hayes and W.J. Walling

1. Site Description and Proposal

- 1.1 50 Hafod Road is a Victorian building with a modern addition to the side situated within the Established Residential Area of Hereford City and is within a Conservation Area. The building has been sub-divided into five flats. Flat 5 is located at the ground floor.
- 1.2 This application seeks consent to erect a conservatory at the rear of the property. It is proposed that the conservatory will be constructed with white PVCU frames and double-glazing with a tinted glass roof.

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

- ENV14 - Design
- H12 - Established residential areas - character and amenity
- H14 - Established residential areas - site factors
- H16 - Alterations and extensions
- CON12 - Conservation areas
- CON13 - Conservation areas - development proposals.

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

- DR1 - Design
- DR2 - Land use and activity
- H18 - Alterations and extensions
- HBA6 - New development within conservation areas

3. Planning History

- 3.1 None identified.

4. Consultation SummaryStatutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: No objection.
- 4.3 Conservation Manager: The proposed conservatory will span the two constructional periods namely the Victorian building and the modern addition. The roof is located right against the underside of the Victorian bay. The scheme is generally thwarted from an alternate design due to the position of the two bays. From the conservation aspect albeit a non-listed building I am unable to give this application my support.

5. Representations

- 5.1 Hereford City Council: No comment received at the time of writing..
- 5.2 A letter of objection has been received from Mrs. Daphne Moore, resident at Flat 3, Hafod Road. The main points raised are:
- Noise level - as the proposed conservatory will be located underneath their living room window; it will generate unacceptable noise during the bad weather, which would be distressing.
 - Privacy - due to the location of the communal drying area and washing lines a right of way exists at the side of the house, which passes Flat 5's kitchen and utility. Concern that the addition of a conservatory may intrude into her privacy.
 - Attractiveness and Appearance - concern that the size of the proposed conservatory will add to the already unbalanced and untidy appearance of the building.
 - Liability and Fire Escape - concern with liability in instances of accidental damage to the conservatory if anything is inadvertently dropped from one of the upper storey windows. Also there is only one exit from Flat 3, concerns that in an emergency, if trapped in the room at the rear of the building, the escape route will be seriously hindered.
- 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 considerations in the determination of this application are as follows:
- (a) Principle of development.
 - (b) The impact on residential amenities.
 - (c) The impact on the character and visual amenities upon the Conservation Area.

Principle of Development

- 6.2 Hereford Local Plan Policy CON12 and CON13 indicate that special attention will be paid to the desirability of preserving or enhancing the character and appearance of conservation areas within the city. Development proposals within the conservation areas should be of a high standard of design, in scale and constructed in material and finishes appropriate to the character of the area.

- 6.3 Development Plan policy also states that alterations and extensions to existing dwellings should be in scale and in keeping with the character of the existing building, its surroundings and to the amenities of nearby residential properties.

The Impact on Residential Amenities

- 6.4 It is considered that the proposed conservatory would not have any overbearing impact or block light from the neighbouring properties. There will be no loss of privacy resulting from the proposal. The sole objection is from the upper floor resident. However, many of the concerns raised are civil matters and not material considerations in respect of the determination of this application.

The Impact on the Character and Visual Amenities of the Conservation Area

- 6.5 The proposed conservatory is situated at the rear of the building, and as such it will not be seen from public vantage points. The Conservation Manager raises objections to the design and appearance of the conservatory. Whilst the design is not ideal, the scale will have a minimal impact on the rear elevation of the building or the visual amenities of the Conservation Area and as such it is not considered that the refusal of planning permission would be justified in this case.

Conclusion

- 6.6 The proposed conservatory would not have a detrimental impact on visual amenities of the Conservation Area or neighbouring amenity and as such the proposed conservatory is considered to accord with the relevant policies and is recommended for approval.

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.

Informatives:

- 1 N03 - Adjoining property rights**
- 2 N15 - Reason(s) for the Grant of PP/LBC/CAC**

Decision:

Notes:

.....

Background Papers

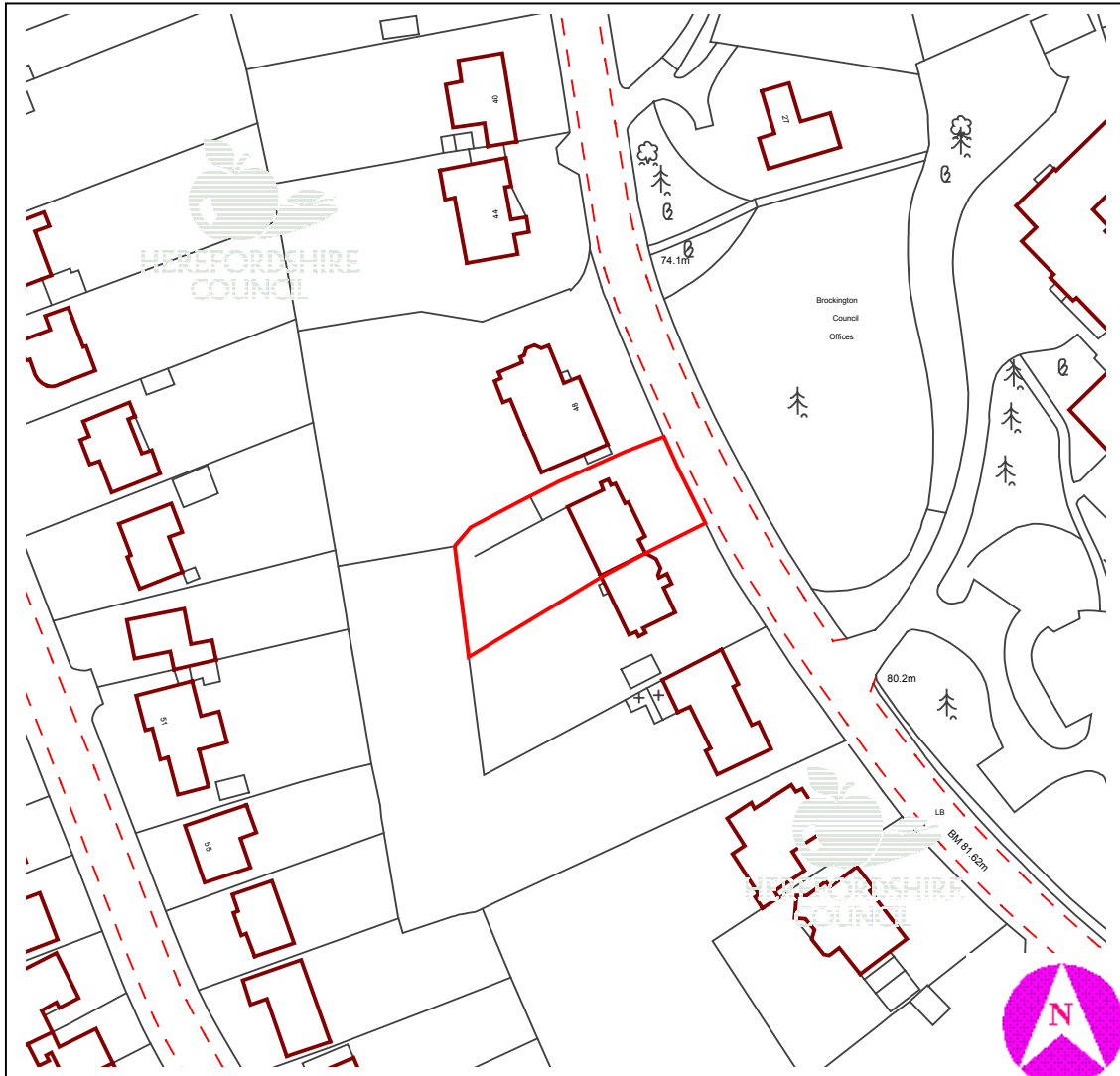
Internal departmental consultation replies.



HEREFORDSHIRE
COUNCIL

Planning Services

Blueschool House
Blueschool Street
Hereford
HR1 2ZB



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

APPLICATION NO: DCCE2005/1994/F

SCALE : 1 : 1250

SITE ADDRESS : Flat-5, 50 Hafod Road, Hereford, Herefordshire, HR1 1SQ

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