

13 DCCW2006/3276/F - PROPOSED FIRST FLOOR EXTENSION AT 225 ROMAN ROAD, HOLMER, HEREFORD, HR4 9QT**For: Mr. & Mrs. R. Chamberlain per Daniel Forrest, 2 Broomy Hill, Hereford, HR4 0LH****Date Received: 9th October, 2006 Ward: Three Elms Grid Ref: 49930, 42172****Expiry Date: 4th December, 2006**

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

1. Site Description and Proposal

- 1.1 No. 225 Roman Road is located on the eastern side of the junction of Aylesbrook Road and Roman Road. It is a two-storey detached dwelling with a single garage on the side.
- 1.2 The proposal is to build above the garage with a new bedroom and en-suite, and convert the garage into a dining room and store. All openings will face the front or rear with no openings on the side.
- 1.3 No. 223, a semi-detached dwelling is located to the east, with a gap between buildings of approximately 2 metres.
- 1.4 The new extension would have a lower ridge line and be set back from the front and rear facade. External materials are to match.

2. Policies

- 2.1 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy DR.1	-	Design
Policy H.18	-	Alterations and Extensions

3. Planning History

- 3.1 No recent history.

4. Consultation SummaryStatutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Transportation Manager raises no objection.

5. Representations

5.1 Hereford City Council requests that this planning application be determined strictly in accordance with the approved development plan applicable to the area of the parish of the City of Hereford. The City Council has no objection to this application for planning permission.

5.2 One letter of objection has been received from:

Mrs. J.R. King, 223, Roman Road, Holmer, Hereford.

The main points raised are:

- reduced privacy
- reduce natural light

The full text of this letter can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

6.1 This proposal is a side extension to the dwelling and it has been designed to ensure it is subordinate and the character of the main dwelling is retained. In addition, all external materials are to match and no windows are proposed in the side elevation. The new en-suite is proposed to the rear and a condition to ensure obscure glazing is proposed to protect privacy.

6.2 Therefore the only issue remaining is the loss of light. The ground floor window of the neighbouring property (No. 223) is a secondary window into the kitchen and whilst light will be reduced it is towards the southern end of the dwelling where natural daylight levels will be greater. At first floor level the windows provide light for a bathroom and again are situated towards the southern end. Whilst it is acknowledged that light will be reduced it is not into main rooms and is not considered sufficient to warrant a refusal in this instance.

6.3 Accordingly, whilst the comments of the neighbour are noted, the proposal is considered to satisfy the policy requirements.

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. **B02 (Matching external materials (extension)).**

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

3. **E17 (No windows in side elevation of extension).**

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

- 4. **E19 (Obscure glazing to window).**

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

Informatives:

- 1. **N19 - Avoidance of doubt.**
- 2. **N15 - Reason(s) for the Grant of Planning Permission.**

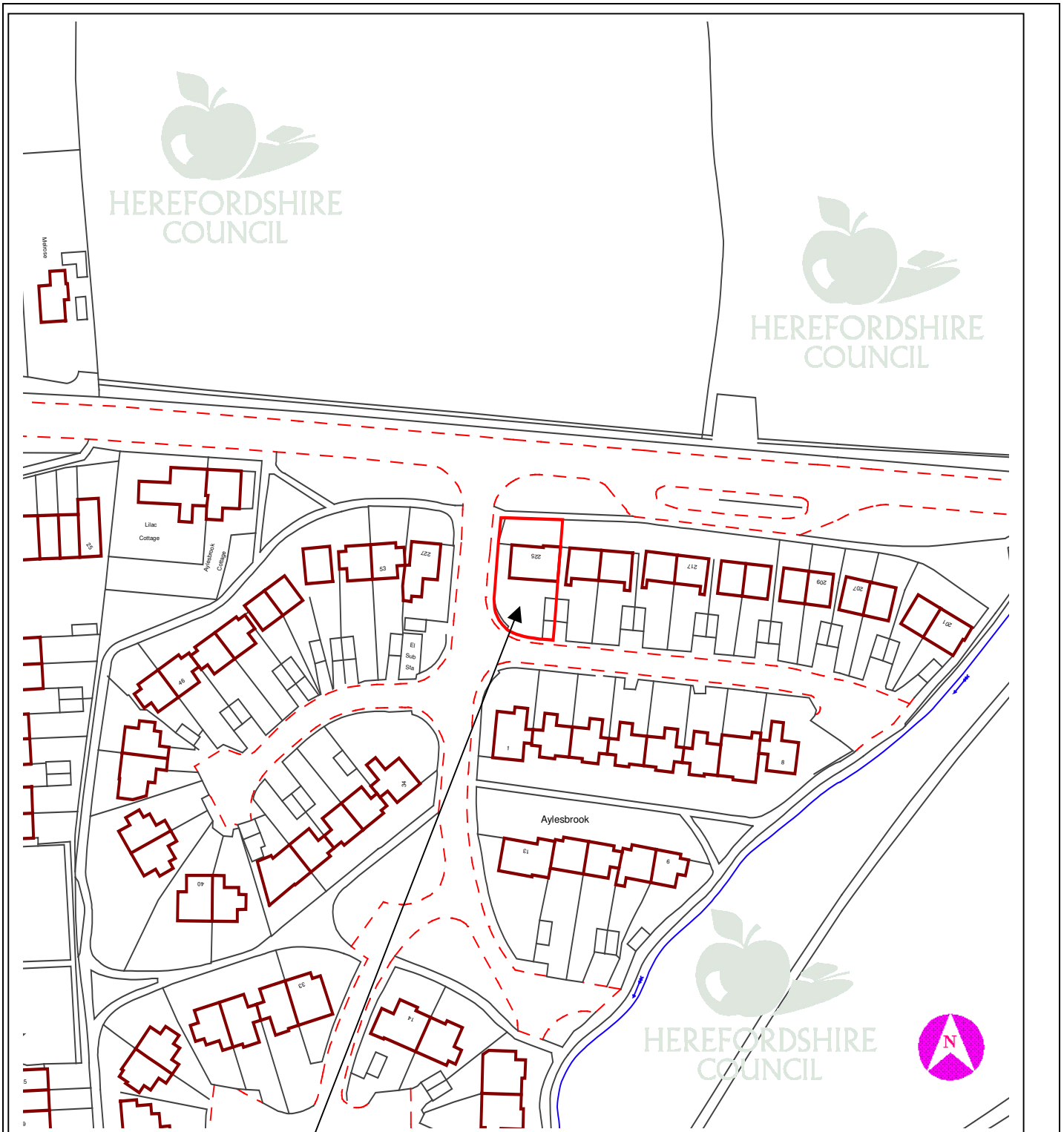
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2006/3276/F

SCALE : 1 : 1250

SITE ADDRESS : 225 Roman Road, Holmer, Hereford, Herefordshire, HR4 9QT

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