

15 DCCE2006/3313/F - FIRST FLOOR EXTENSION OVER EXISTING GARAGE. 9 FOLLY LANE, HEREFORD, HEREFORDSHIRE, HR1 1LY**For: Mr. & Mrs. S.J. Pellant, Andrew Last, Brookside Cottage, Knapton Green, Hereford, HR4 8ER****Date Received: 13th October, 2006 Ward: Aylestone Grid Ref: 52510, 40303****Expiry Date: 8th December, 2006**

Local Members: Councillors D.B. Wilcox and A.L. Williams

1. Site Description and Proposal

- 1.1 This application seeks permission for the erection of a first floor extension to No. 9 Folly Lane, Hereford. The application site is located to the south of Folly Lane within the Established Residential Area. The existing dwelling on site is a detached dwelling with a single storey front projection and an attached single garage to the side.
- 1.2 The proposal seeks permission for the erection of a first floor hipped side addition above the existing garage. It is proposed to finish the extension with bricks and tiles to match the existing property.

2. Policies

2.1 Planning Policy Guidance:

PPS1 - Delivering sustainable development

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

S1	-	Sustainable development
S2	-	Development requirements
DR1	-	Design
H18	-	Alterations and extensions

3. Planning History

- 3.1 DCCE2004/0302/F - Replacement single storey front extension. Approved 16th March, 2004.

4. Consultation SummaryStatutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: No objections.

5. Representations

- 5.1 Hereford City Council: No objection.
- 5.2 Local Residents: Two letters of objection have been received from Mr. K. Mallender, 11 Folly Lane, Hereford. The comments raised can be summarised as follows:
1. Loss of privacy;
 2. Land ownership matters;
 3. Implications of construction process.
- 5.3 A further letter, stating no objection, has been received from Mr. and Mrs. P. Whaley, 7 Folly Lane, Hereford.
- 5.4 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 It is considered that the following points represent the key issues associated with this application:
1. Residential Amenities;
 2. Design and Scale;
 3. Visual Amenities.

Residential Amenities

- 6.2 The main issue for consideration in this proposal is the privacy implications of the rear element of this extension. The extension as proposed is close to the site boundary and therefore does offer the potential to compromise the privacy of the area to the rear of No. 11. As originally submitted the application sought permission for French windows at first floor level with an associated 'Juliet' balcony. It was assessed that, notwithstanding the existing relationship, this arrangement would result in an unacceptable impact on the privacy of the rear garden of No. 11. On this basis a revised scheme was requested, and received, with the French windows and 'Juliet' balcony removed. The amended proposal revised the roof arrangement and introduced rooflights. The potential privacy loss from the amended proposal is therefore significantly reduced and, though a limited degree of overlooking may still be possible, the impact is considered to be within acceptable limits. The occupiers of No. 11 remain concerned over the amended scheme and have requested fixed windows for the rooflights. In the circumstances, this is considered unreasonable.

- 6.3 A condition will be attached to ensure that construction takes place during reasonable hours.

Design and Scale

- 6.4 The proposed side extension is designed appropriately having regard to the existing form, though it appears a little awkward to the rear. The issues associated with the residential amenity impact of this addition are noted however, and the design is appropriate in this context. The addition is subservient in appearance and will integrate acceptably into the existing built form with the use of matching materials.

Visual Amenities

6.5 Folly Lane is characterised by properties of varying designs and ages and as such there is no single dwelling form or period to relate to. The positioning of the addition, and its design and scale are such that it is considered that this scheme will not adversely impact upon the street scene or upon the visual amenities of the locality.

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 E18 (No new windows in specified elevation).

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

4 F16 (Restriction of hours during construction).

Reason: To protect the amenity of local residents.

Informatives:

1 N01 - Access for all.

2 N03 - Adjoining property rights.

3 N15 - Reason(s) for the Grant of PP/LBC/CAC.

4 N19 - Avoidance of doubt.

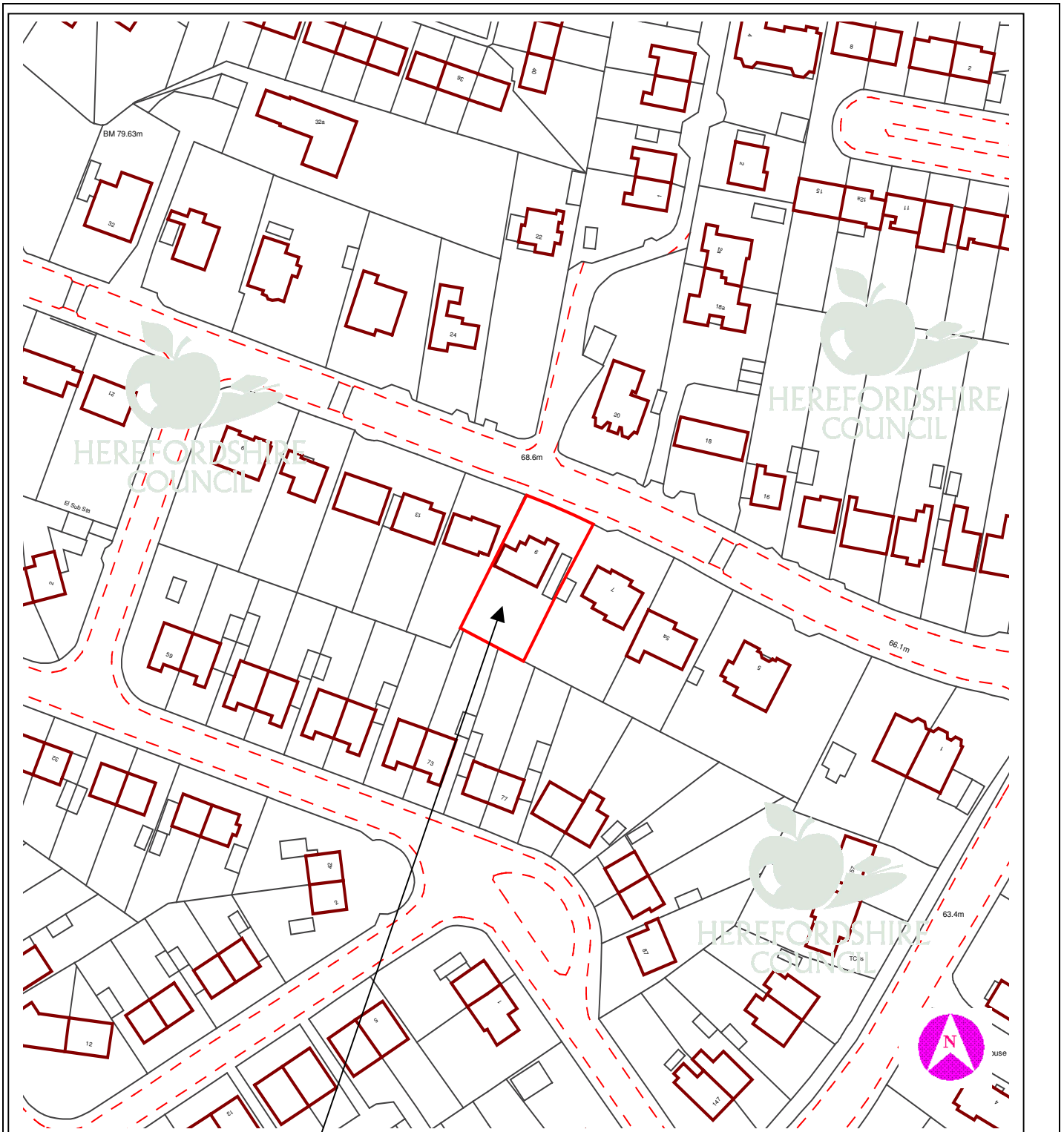
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/3313/F

SCALE : 1 : 1250

SITE ADDRESS : 9 Folly Lane, Hereford, Herefordshire, HR1 1LY

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