

**17 DCCE2006/2981/F - PROPOSED TWO STOREY EXTENSION. 38 HAMPTON DENE ROAD, HEREFORD, HEREFORDSHIRE, HR1 1UX****For: Mr. & Mrs. Mitchell, John Phipps, Bank Lodge, Coldwells Road, Holmer, Hereford, HR1 1LH****Date Received: 23rd October, 2006    Ward: Tupsley    Grid Ref: 53248, 40015****Expiry Date: 18th December, 2006**

Local Members: Councillors Mrs. M.D. Lloyd-Hayes, Mrs. E.A. Taylor and W.J. Walling

**1. Site Description and Proposal**

1.1 No. 38 Hampton Dene Road is a two-storey detached dwelling with a single storey flat roof extension and a carport attached to the east elevation within the Established Residential Area. It is situated in a relatively inconspicuous set back location with mature landscaping to the southern boundary. To the north east are two detached dwellings No. 1 and No. 2 Croome Close, to the north is another detached dwelling, No. 3 Croome Close and to the west is St Paul's Primary School.

1.2 The application seeks planning permission to erect a first floor extension over the existing flat roof single storey extension. A single storey lean-to is also proposed wrapping around to link up with the existing front porch. At the rear the first floor addition would be set back 1.8 metres from the rear wall of the main dwelling. The ridge line of the extension would be 400mm lower than the main dwelling but the eaves level would remain the same. Materials are proposed to match the existing dwelling.

**2. Policies**

2.1 Herefordshire Unitary Development Plan (Revised Deposit Draft):

DR1     -     Design  
H18     -     Alterations and extensions

**3. Planning History**

3.1 None identified.

**4. Consultation Summary**Statutory Consultations

4.1 None.

Internal Council Advice

4.2 Traffic Manager: No objections.

## 5. Representations

5.1 Hereford City Council: No objections.

5.2 Local Residents: One letter has been received from Mr & Mrs Colley of 2 Croome Close. The concerns raised can be summarised as follows:

- Disproportionate size;
- Overbearing;
- Loss of light;
- Loss of privacy.

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 It is considered that the primary considerations in the determination of this application are as follows:

- Design and Scale; and
- Impact on Residential Amenities.

### Design and Scale

6.2 The proposal would remove the existing unsightly flat roof single storey addition and replace this with a two-storey side extension. Although the proposed addition together with the car port is reasonably substantial it is ultimately not considered excessive in scale or disproportionate in relation to the main dwelling. With regard to the design, the set down roofline provides an appropriate subservient appearance and as such the dominance of the main dwelling would be retained.

### Impact on Residential Amenities

6.3 The residents of 2 Croome Close have raised concerns about the effect of the proposal on their privacy and potential light loss. It is acknowledged that the introduction of a first floor addition would result in a greater impact on their property. However in this instance it is recognised that their property is situated some distance away with approximately 11 metres between the nearest habitable window. It is considered that the distance is such that there would not be an unacceptable impact on the property. In relation to the small window at the rear, a condition will ensure that it will be glazed with obscure glass only to protect privacy.

6.4 Regarding the potential impact on 1 Croome Close it is of note that the nearest first floor windows both serve non-habitable rooms (bathroom and study room only) and since there is no window proposed at the first floor in the east elevation, it is considered that no loss of privacy or overbearing impact will result in this case. A condition is proposed to ensure that no new windows can be inserted in the east elevation in order to protect privacy.

6.5 In conclusion the concerns of the objector are acknowledged but having regard to the above, the proposed development is considered to accord with the relevant planning policies subject to appropriate conditions.

**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 A09 (Amended plans).

Reason: To ensure the development is carried out in accordance with the amended plans.

- 3 B03 (Matching external materials (general)).

Reason: To ensure the satisfactory appearance of the development.

- 4 E18 (No new windows in specified elevation).

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

- 5 E19 (Obscure glazing to windows).

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

**Informatives:**

- 1 N03 - Adjoining property rights.

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

- 3 N19 - Avoidance of doubt.

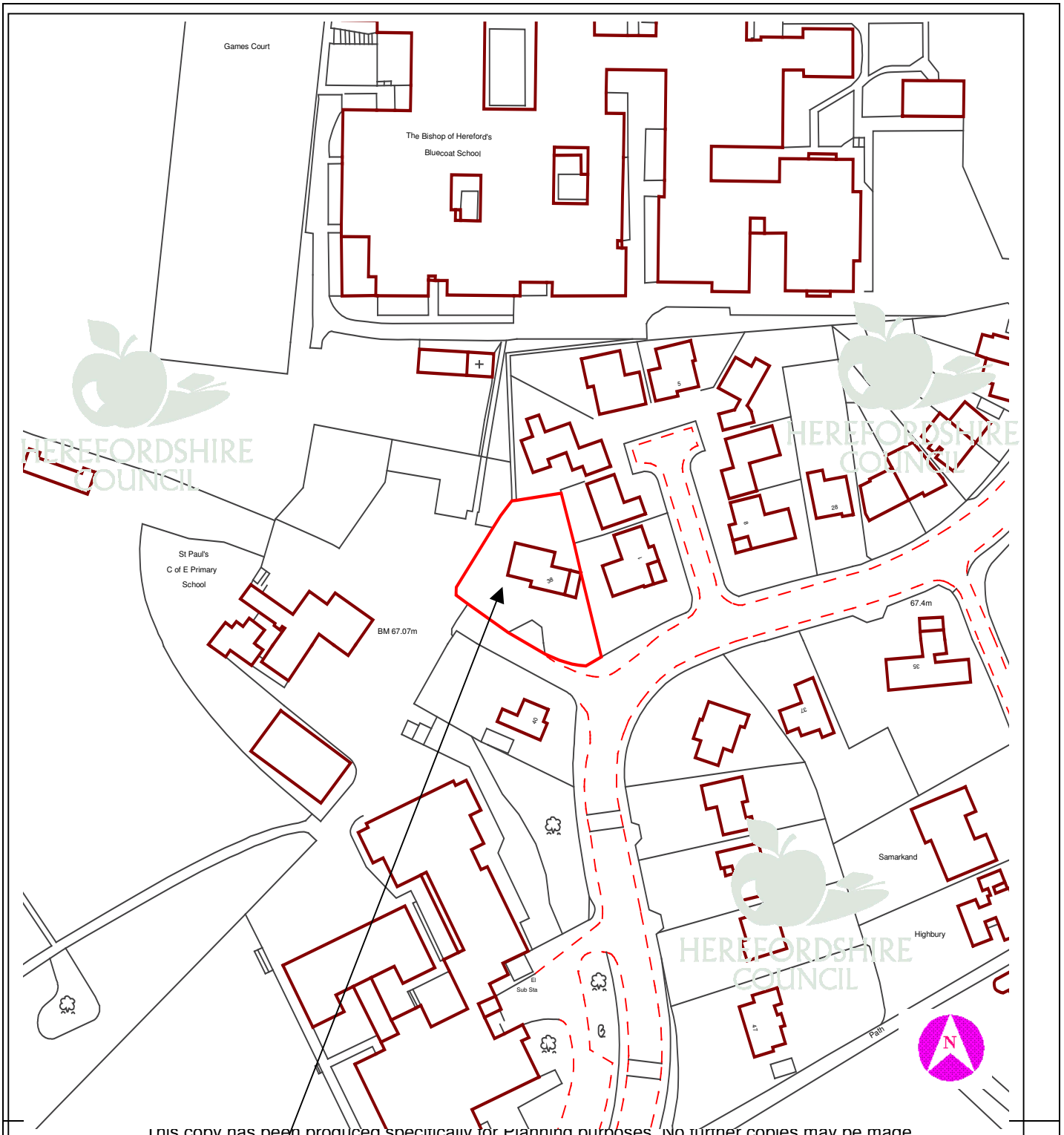
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCE2006/2981/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** 38 Hampton Dene Road, Hereford, Herefordshire, HR1 1UX

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