

6 DCCE2007/0199/F - PROPOSED TWO STOREY EXTENSION. RIDGE VIEW, GRAFTON LANE, HEREFORD, HR2 8BS**For: Mr. P. Boyman, Ridge View, Grafton Lane, Grafton, Hereford, HR2 8BS****Date Received: 22nd January, 2007 Ward: Hollington Grid Ref: 49745, 35561****Expiry Date: 19th March, 2007**

Local Member: Councillor W.J.S. Thomas

This application was deferred at the meeting of the Central Area Planning Sub-Committee on the 7th March, 2007 in order to carry out a Members site visit. The site visit was carried out on the 20th March, 2007.

1. Site Description and Proposal

- 1.1 Ridge View is a dormer bungalow with a conservatory to the rear and a detached garage to the side situated on the eastern side of Grafton Lane just northwest of its junction with the A49. The site is located in an open countryside and occupies a relatively prominent position being readily visible from the A49.
- 1.2 The application seeks planning permission to demolish the existing conservatory and erect two extensions to the side and rear of the property. Materials are proposed to match the existing dwelling.

2. Policies

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

DR1	-	Design
DR2	-	Land use and activity
H18	-	Alterations and extensions

3. Planning History

- 3.1 DCCE2006/3835/F - Proposed two-storey extension. Withdrawn 4th January, 2007.

4. Consultation SummaryStatutory Consultations

- 4.1 None

Internal Council Advice

- 4.2 Traffic Manager: No objection.

5. Representations

- 5.1 Grafton Parish Council: Objections - 'The proposed plan has had a piece added to the side of the existing building which the Parish Council feel is intrusive to the neighbouring property. Highfields. The Parish Council feel that this application is still rather large for the area of ground that the property is in.'
- 5.2 Local Residents: Three letters has been received from Mr. & Mrs. Layton of Karolek; Mr. & Mrs. Davies of Highfield and G.H. Mussell of Lakeside House with regard to the design, scale, overlooking, loss of privacy and potential use of the proposed extension.
- 5.3 The full text of these letters can be inspected at The Hereford Centre, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 This is a re-submission following the withdrawal of a previous application earlier this year (DCCE2006/3835/F). The previous scheme involved the construction of a large one-and-a-half storey extension that projected out 8.3m to the rear of the property with three dormer windows in the south east elevation. This raised concerns in respect of the potential adverse impact upon the character and appearance of the existing property and the impact upon the amenities of the neighbouring properties. This scheme revises the design approach of the extension in an effort to address the problems associated with the previous scheme.
- 6.2 Whilst this proposal would have the same overall scale as the previous scheme, it would secure a subservient appearance through the setting down of the roof line and the setting back of the extension from the front elevation. Furthermore the splitting of the extension into two elements has significantly minimised its bulky appearance. In terms of design, scale and setting, it is considered that the proposal in its revised form would integrate effectively with the existing dwelling and is therefore considered acceptable.
- 6.3 With regard to residential amenity, the application dwelling is positioned at a higher level approximately one metre above the adjoining property, Highfield. The introduction of the rear extension would result in a level of overbearing. However in this instance it is recognised that there is a 4 metre gap between the proposed rear extension and the nearest habitable window. It is not considered that the distance is such that it would result in an unacceptable loss of light or overbearing impact on the neighbouring property. The adjoining property to the southeast, Lakeside House, is located approximately 28 metres away and whilst the dormer window may overlook the garden, the distance involved is such that there would be no serious loss of privacy. A revised scheme has been received to demonstrate that the change of the window design at first floor to a fan window and the extension of the existing fence along the northwest boundary would adequately protect the privacy of the neighbouring property. It is not considered that the occupier of Karolek, opposite the site will be materially affected by this proposal. For these reasons, it is considered that the effect on privacy and light would not be significant and sufficient enough to warrant refusal in this instance.

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 B03 (Matching external materials (general)).**

Reason: To ensure the satisfactory appearance of the development.

- 3 E18 (No new windows in specified elevation).**

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

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

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

- 5 G01 (Details of boundary treatments).**

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

Informatives:

- 1 N03 - Adjoining property rights.**
- 2 N15 - Reason(s) for the Grant of PP/LBC/CAC.**
- 3 N19 - Avoidance of doubt.**

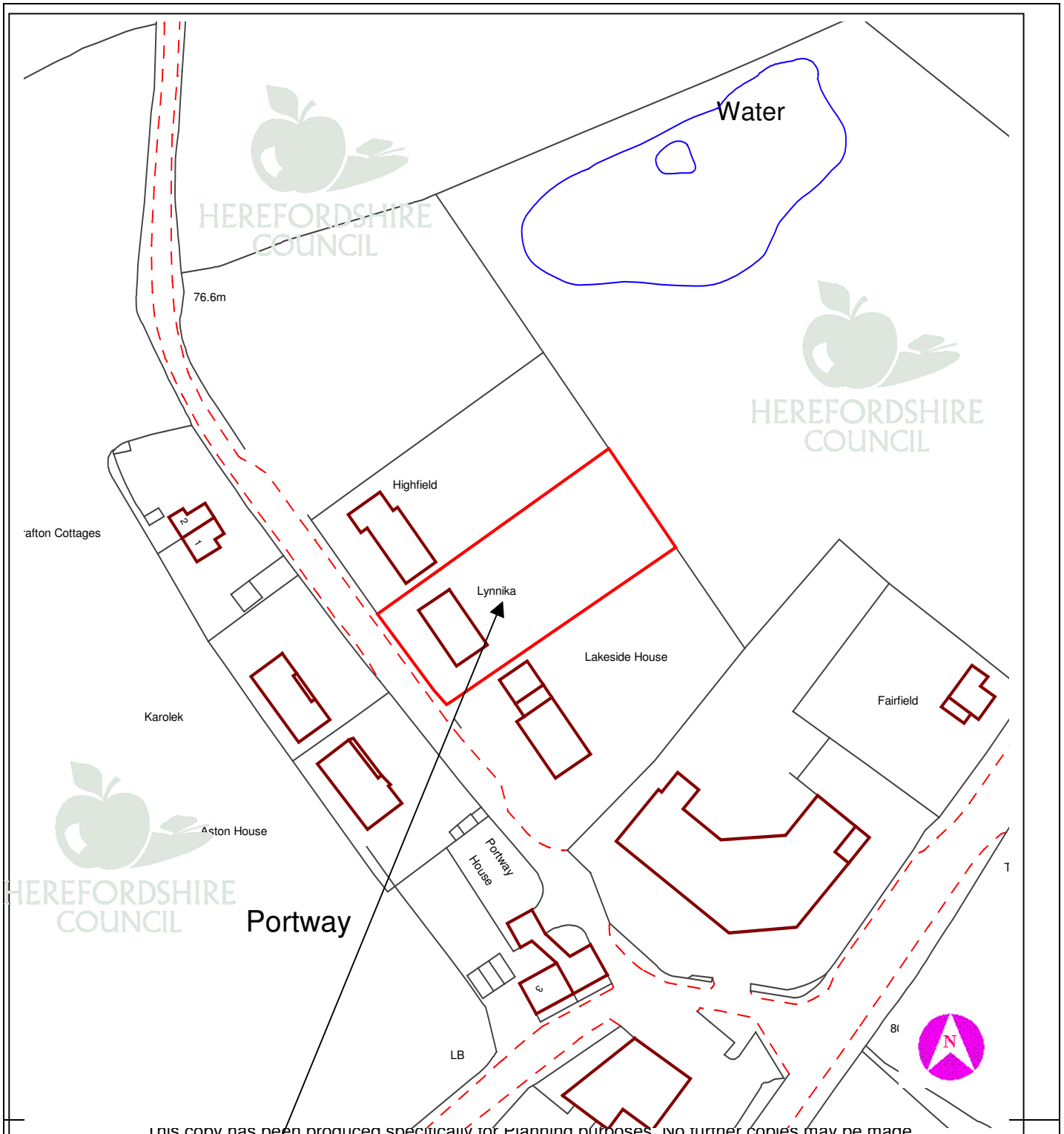
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



APPLICATION NO: DCCE2007/0199/F

SCALE : 1 : 1250

SITE ADDRESS : Ridge View, Grafton Lane, Hereford, Herefordshire, HR2 8BS

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