

**15 DCNW2007/1389/F - TWO STOREY EXTENSION AT 15 HATTON GARDENS, KINGTON, HEREFORDSHIRE, HR5 3DD****For: D Meadows, Mundy Construction Services,  
5 Upper Court, Luston, Leominster, Herefordshire,  
HR6 OAP****Date Received:  
4th May 2007  
Expiry Date:  
29th June 2007****Ward: Kington Town      Grid Ref:  
30377, 56890**

Local Member:    Councillor TM James

**1. Site Description and Proposal**

- 1.1 15 Hatton Gardens is a mid-terrace two storey dwelling of external pebbledash construction under a slate roof. The dwelling has an existing single storey extension and also a large outbuilding, both located to the rear of the property.
- 1.2 This application follows the refusal of a previous application for the enlargement of the existing ground floor dining room at the rear of the property and first floor extension above to accommodate a new bedroom. The application was refused, as it was considered that the scale and design of the proposed extension was not in keeping with the size and character of the original dwelling.
- 1.3 This new application still seeks a two-storey extension above the existing dining room, however the design and scale has been altered to address the previous concerns.

**2. Policies****2.1 Herefordshire Unitary Development Plan**

S1 – Sustainable Development  
DR1 – Design  
DR13 – Sustainable Residential Design  
H18 – Alterations and Extensions

**3. Planning History**

- 3.1 NW2007/0613/F - Proposed Extension. Refused on 24<sup>th</sup> April 2007 for the following reason:  
It is considered the scale and design of the proposed extensions, in addition to the existing extensions, would cumulatively not be in keeping with the size and character of the original dwelling. Accordingly, the proposal conflicts with Policy DR1 and H81 of the Herefordshire District Local Plan (Revised Deposit Draft).

#### **4. Consultation Summary**

##### Statutory Consultations

4.1 None required

##### Internal Council Advice

4.2 The Traffic Manager has raised no objection to the proposal.

#### **5. Representations**

5.1 The Town Council have commented that the amended plans are an improvement and are very acceptable. They have recommended that the application be given approval.

5.2 Two letters of objection have been received from the owners of number 13 and 14 Hatton Gardens. A summary of these letters is:

- loss of sunlight and restriction of views
- concerns relating to the size of the extension and its impact of the existing dwelling and surrounding area.

5.3 It is stated in the letter from Mrs Kara Dickerson's of 13 Hatton Gardens, that both herself and other homes on the estate have been refused planning permission for two storey extensions in the past. The Councils records show that there have only been a total of two applications at Hatton Gardens, both for single storey extension at numbers 13 and 17, which were approved.

Records show that Mrs Dickerson did make an enquiry in 2004 (2004/enq/0962) for a 2-storey extension to the rear of her property. Number 13 Hatton Gardens is a mid terrace property. The case officer advised that a two-storey addition may be viable but on the basis of the plans submitted the scale would be an issue by virtue of the potential impact upon the residential amenities of neighbouring properties. It was advised that the scheme should be reduced in scale and a more modest addition be pursued, no formal application was submitted.

5.4 The full text of these letters can be inspected at Northern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

#### **6. Officer's Appraisal**

6.1 The main issues for consideration in the determination of this application are as follows:

- Design and scale of the proposed extension
- Impact of the extension on the amenities of neighbouring properties

##### Design and Scale

6.2 Amended plans were sort during this application in relation to the scale of the extension. The scale has now been reduced so that there is no increase to the floor area of the existing dining room, with the first floor bedroom directly above the existing lean to extension. The design of the roof has also been changed to a hipped roof extending all the way back to the existing roof.

- 6.3 It is considered that the proposed extension will now integrate effectively into the existing dwelling and the use of matching materials will aid this additions integration into the existing built form. The size of the extension is considered appropriate having regard to the associated dwelling and site. The design and scale of this addition is now considered acceptable.

Residential Amenities

- 6.4 It is considered that the siting and scale of this addition is such that it will result in no unacceptable impacts upon neighbouring properties. The neighbours concerns regarding overlooking, loss of privacy and loss of sunlight have all been noted. However I am satisfied that given number 15 Hatton Gardens is an end of terrace property located some 4 metres from number 14 Hatton Gardens, there will be no overlooking, or other unreasonable impact upon privacy or amenity to properties southeast of 15 Hatton Gardens associated with this proposal.
- 6.5 A condition to prevent new openings in the side elevation at first floor level will ensure the privacy of the neighbouring properties to the southeast.

Conclusion

- 6.6 It is considered that the scale and design shown in the amended plans are appropriate, and will not cause any demonstrable detrimental impact to the amenity of adjacent dwellings.
- 6.7 The proposal is therefore considered to accord with Policy H18 of the UDP 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 - A09 (Amended plans )**

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

- 3 - B02 (Matching external materials (extension) )**

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

- 4 - E17 (No windows in side elevation of extension )**

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

**Informatives:**

**1 - N15 - Reason(s) for the Grant of PP/LBC/CAC**

**2 - N19 - Avoidance of doubt**

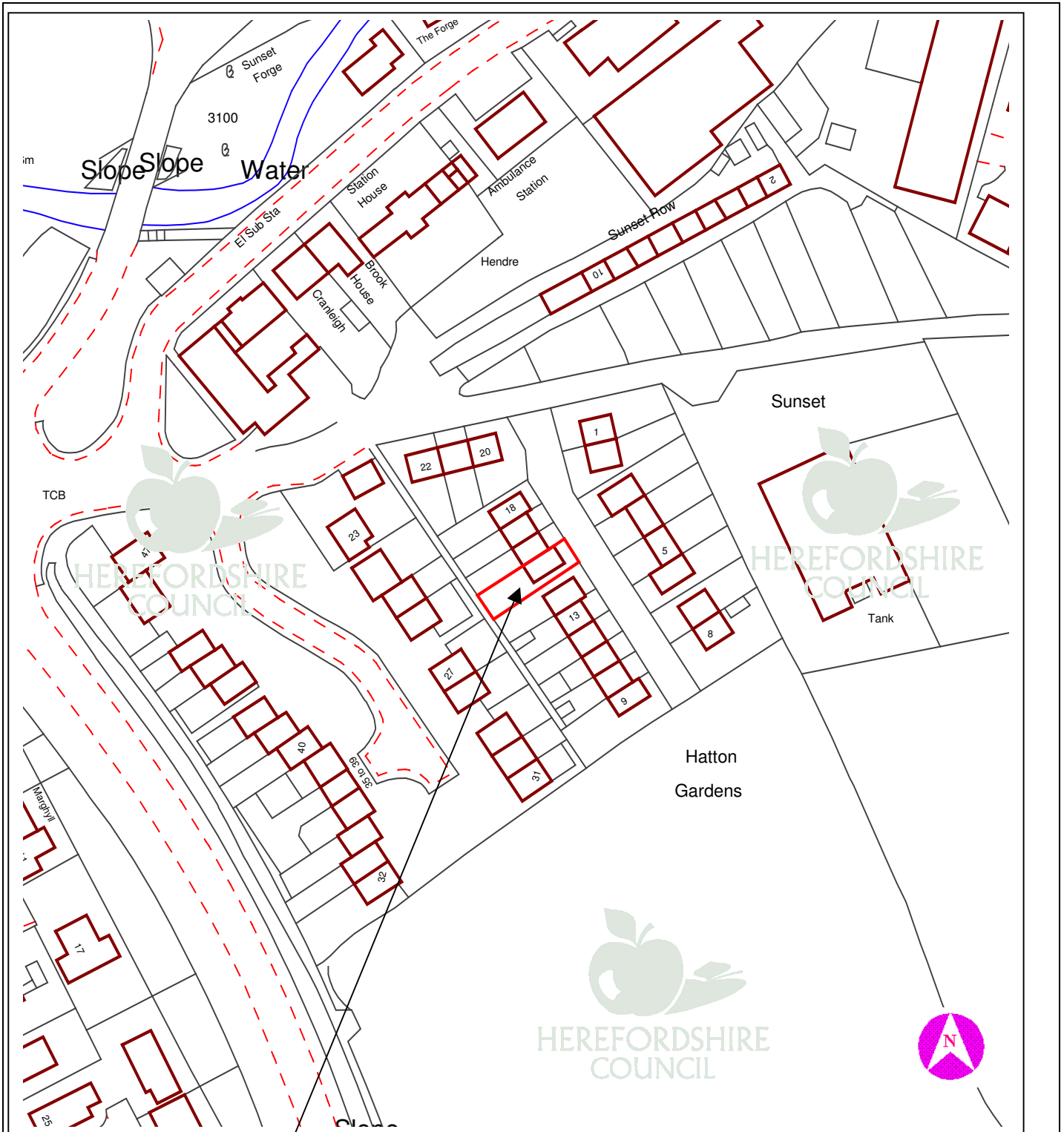
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNW2007/1389/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** 15 Hatton Gardens, Kington, Herefordshire, HR5 3DD

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