

6 DCCW2007/1234/F - PROPOSED EXTENSION AFTER DEMOLITION OF GARAGE AT 4 HAZEL GROVE, HEREFORD, HEREFORDSHIRE, HR2 7JX**For: Mr. & Mrs. P. Rone per Mr. Phipps, Bank Lodge, Coldwells Road, Holmer, Hereford, HR1 1LH****Date Received: 17th April, 2007 Ward: St. Martins & Hinton Grid Ref: 50450, 38707****Expiry Date: 12th June, 2007**

Local Members: Councillors WU Attfield, ACR Chappell and AT Oliver

Introduction

This application was deferred at the meeting of the Central Area Planning Sub-Committee on the 1st August, 2007 in order to carry out a Members' site visit. The site visit was carried out on the 14th August, 2007.

1. Site Description and Proposal

- 1.1 No. 4 Hazel Grove is a two storey semi-detached house fronting the west side of the road towards the junction with Walnut Tree Avenue. It is located within an established residential area. A driveway on the southern side of the site leads to an existing garage at the rear of the house.
- 1.2 No. 2 Hazel Grove, the northern half of the semi-detached pair, has a conservatory projecting some 3.70 metres from the rear wall and a single storey extension projecting some 8.00 metres rearwards at the northern end of the house. The other neighbouring house, No. 6 to the south, is set back some 5.00 metres from the building line of No. 4.
- 1.3 It is proposed to remove the existing garage and erect a part single storey part two storey extension.
- 1.4 The single storey element would project 5.50 metres from the rear wall of the house for most of its width with a sideways extension of 1.80 metres over the driveway. The proposed first floor hipped roof element would project 4.00 metres from the rear wall of the house over a large part of the southern half of the ground floor extension. It would have a width of 4.40 metres so that the side walls would be 3.50 metres from the boundary with No. 2 Hazel Grove and 300mm from the boundary with No. 6 Hazel Grove. At the rear there would be a length of lean-to roof over the longer projection of the ground floor element.
- 1.6 The two storey element would wrap round the side of the house for a length of 4.70 metres to produce a gabled side facing No. 6 Hazel Grove at a distance of 900mm from the boundary. The ridge of this side extension would run into the existing hipped roof of the house at a level of some 1.50 metres lower than the existing roof ridge line.
- 1.7 Facing materials would be brick and slate.

2. Policies

2.1 Planning Policy Guidance:

PPS1 - Delivering Sustainable Development

2.2 Herefordshire Unitary Development Plan 2007:

Policy S1 - Sustainable Development
Policy S2 - Development Requirements
Policy DR1 - Design
Policy H16 - Car Parking
Policy H18 - Alterations and Extensions

3. Planning History

- 3.1 DCCW2005/1848/F Proposed single storey extension to side and rear after removal of garage. Permitted 27th July, 2005.

4. Consultation Summary

Statutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: Recommends that permission be refused for the following reasons:-

Loss of garage and parking alongside house results in inadequate parking provision for the proposed number of bedrooms. A minimum of two off road spaces should be provided.

5. Representations

- 5.1 Hereford City Council: No objections.

- 5.2 Local residents: Two letters of objection have been received from Mr. D.A. Chester and Mrs. K.E. Chester, 2 Hazel Grove, Hereford. The following is an extract from the first letter:-

"We have had a look at the plan but were unable to fully assess the impact on our property as there is no side elevation (north), this left us unable to see the height of the flat roof.

Please can we be notified when this plan can be provided.

At this time we would object to the scheme on the basis that it would result in the loss of sunlight and amenity at the rear of our house and especially in the conservatory. The extension will block out a proportion of direct sunlight and other light entering our conservatory which will make its use less pleasant. The effect will be the most significant from the single storey part but there will also be an unacceptable effect from

the two storey part also we feel the extension will have an overbearing impact on our living conditions.

We are also concerned about the effect it will have on the light entering our single storey extension and the view from the window which faces south towards the proposed scheme.”

- 5.3 Following receipt of an amended drawing including a side elevation (north) and modification to the form of roof over the single storey element, the second letter was received. The following is an extract from the second letter:-

“We have studied the updated plans and our previous fears have been confirmed especially with the new roof layout, we see it as being over bearing and will significantly deprive us of light and outlook.”

- 5.4 A letter in support of the application has been received from the applicant's agent. The following is an extract from that letter:-

“In respect of the application for the above I note from the response from the Highways Department that a minimum of two car parking spaces should be provided for this project. Having spoken to my client he is quite happy to provide sufficient hard-standing to the front of his property over and above the existing driveway to give the two spaces as required.

With regard to the concerns from the adjacent neighbour you must appreciate that we already have a consent to build the rear extension under 2005/1848/F and therefore I feel that it is only the introduction of the two storey element which should be duly considered. If a 45^o line is projected from the neighbour's first floor bedroom window there is no encroachment on his line of light by the two storey extension.”

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

6. Officers Appraisal

- 6.1 From a design point of view the essential differences between this proposal and the previously permitted scheme (Ref. No. DCCW2005/1848/F) are the inclusion of the two storey element, an increase in the overall width of the extension from 7.20 metres to 7.65 metres and a slight reduction in the overall height of the single storey element from 4.40 metres to 4.10 metres.
- 6.2 The inclusion of the first floor element would produce a more complex form at the side and rear. This will appear a little awkward and close to the limit of what may be regarded as appropriate in scale and character with the original dwelling. However the design includes visually relieving architectural features such as reduced ridge lines and a hip end to the roof of the main first floor rear projection. The single and two storey elements of the side extension would also be set back from the front wall by 2.50 metres and 3.80 metres respectively. These features help to subordinate the appearance of the extension in relation to the original dwelling and avoid an overwhelming and significant impact on its scale, mass and character. In the circumstances it is considered that the proposal will be compatible with the character of the host dwelling and will not harm the character or visual amenity of the surrounding area.

- 6.3 As far as residential amenity is concerned, the impact in relation to No. 2 Hazel Grove has been assessed. The single storey element is virtually the same, albeit slightly lower than that previously permitted (application ref. DCCW2005/1848/F). In the circumstances taking account of the projection of the conservatory at the rear of No. 2, it is considered that the single storey element would not have an undue impact on the outlook and amenity of the neighbouring occupiers.
- 6.4 As far as the two storey element is concerned, the impact of its 4.00 metre rearward projection in relation to No. 2 Hazel Grove, is significantly relieved by being set back from the boundary by 3.50 metres. In addition the hipped roof helps to relieve the bulk. It is also considered that there is sufficient space between the proposed extension and the neighbouring conservatory and first floor bedroom window to avoid an over dominant impact or unacceptable loss of daylight or sunlight. The distance between the side of the two storey part of the proposed extension and the south facing single storey extension at the rear of No. 2 would be some 8.85 metres. There is an intervening conservatory which projects some 3.70 metres from the rear of No. 2 and a boundary fence approximately 2.00 metres high. It is considered that the proposal will not result in an unacceptable loss of light to the neighbouring extension. In the circumstances, whilst the comments of the neighbours have been taken into account, it is considered that the proposal will not have an unacceptable impact on their residential amenity.
- 6.5 With regard to the relationship of the proposal to No. 6 Hazel Grove to the south it is not considered that the proposal will have undue impact on the amenity of the occupiers.
- 6.6 Turning to the car parking concerns raised by the Traffic Manager, Policy H18 of the Herefordshire Unitary Development Plan 2007 states that the level of resulting off street parking should be in accordance with Policy H16. Policy H16 specifies a maximum off street parking provision of 1.5 spaces per dwelling. However, bearing in mind the comments of the Traffic Manager and the agreement by the applicant to provide additional parking, it is considered reasonable to recommend a condition securing two off street car parking spaces.
- 6.7 In conclusion, it is considered that the proposal is acceptable but it would be prudent to include a condition restricting future first floor windows in the side elevations of the extension.

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. **H12 (Parking and turning – single house) (2 cars).**

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Informatives:

- 1. **N03 - Adjoining property rights.**
- 2. **N14 - Party Wall Act 1996.**
- 3. **N19 - Avoidance of doubt.**
- 4. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

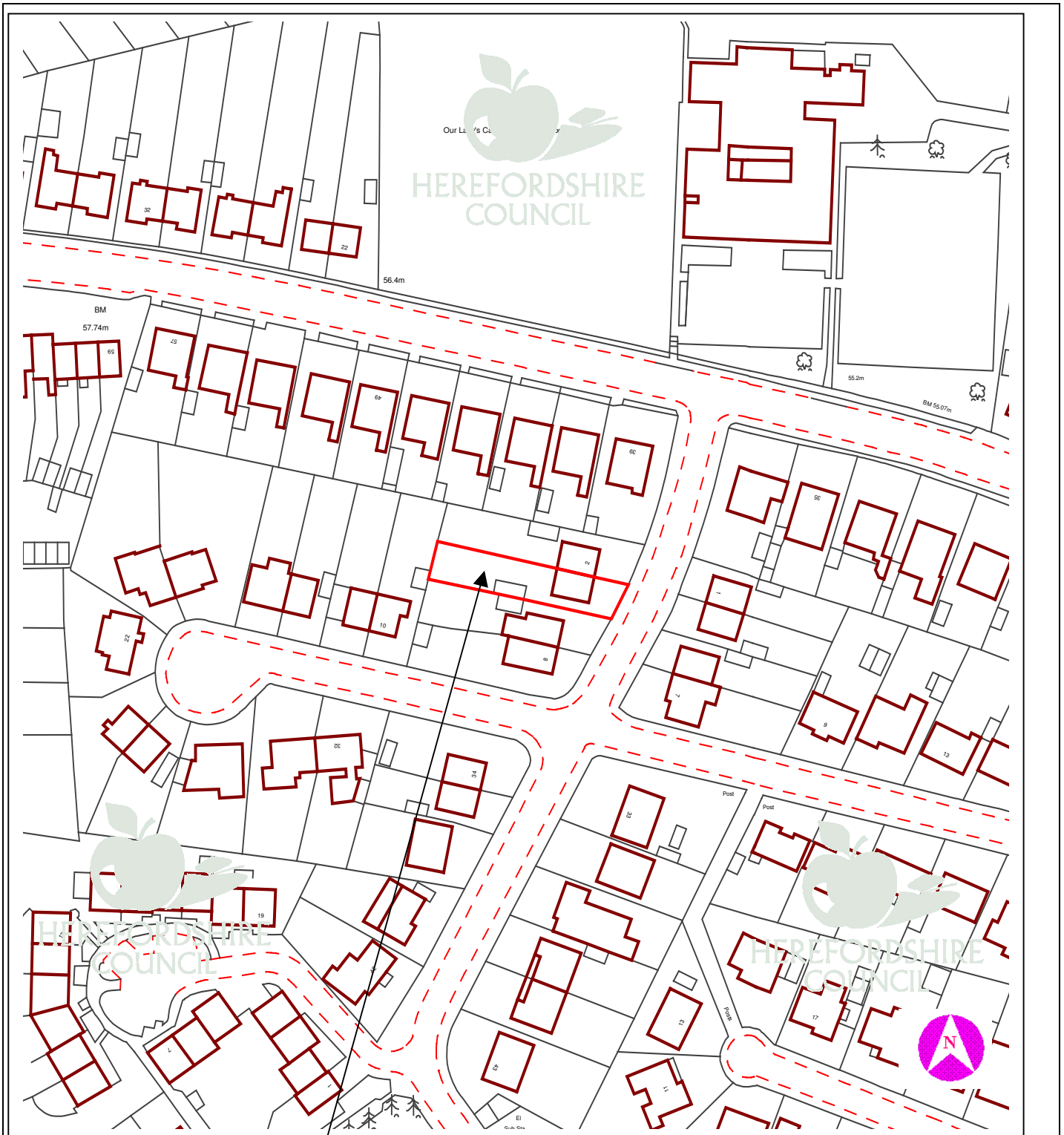
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2007/1234/F

SCALE : 1 : 1250

SITE ADDRESS : 4 Hazel Grove, Hereford, Herefordshire, HR2 7JX

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