

13 DCCW2007/2087/F - RETROSPECTIVE APPLICATION TO RETAIN INCREASE IN ROOF PITCH NOT IN ACCORDANCE WITH PREVIOUSLY APPROVED APPLICATION AT NEW HOUSE ADJACENT 9 CLIFFORD STREET, HEREFORD, HR4 0HG**For: Mr. J. Isaac, 7 Sycamore Lane, St. Mary's Park, Burghill, Hereford, HR4 7QR****Date Received: 2nd July, 2007****Ward: St. Nicholas****Grid Ref: 49843, 40225****Expiry Date: 27th August, 2007**

Local Members: Councillors DJ Benjamin and JD Woodward

1. Site Description and Proposal

- 1.1 This site is located on the corner of Clifford Street and Cornwall Street, Whitecross, Hereford. It previously formed the garden area to No. 9 Clifford Street and adjoins the side of 44 Cornwall Street. Planning permission was granted for the erection of a dwelling on the site pursuant to DCCW2005/2759/F.
- 1.2 This application seeks planning permission to retain the dwelling as constructed, which is marginally higher (600m) than the approved scheme. The only other external changes are the removal of the chimney and the insertion of three rooflights in the south facing roof slope. Velux roof lights had been inserted in the rear roof slope (north) but these have now been removed.

2. Policies

- 2.1 Herefordshire Unitary Development Plan 2007:

Policy H1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
Policy DR1	-	Design
Policy H13	-	Sustainable Residential Design

3. Planning History

- 3.1 DCCW2005/2759/F Detailed two bedroomed dwelling. Approved 4th October, 2005.
- 3.2 DCCW2006/1911/F Amendment to approved plans for second floor addition to form a master bedroom. Withdrawn 26th July, 2006.
- 3.3 DCCW2006/2688/F Amendment to approved scheme to form bedroom over parking space. Refused 4th October, 2006.

4. Consultation Summary

Statutory Consultations

4.1 None.

Internal Council Advice

4.2 Traffic Manager: No objection.

5. Representations

5.1 Hereford City Council: No objection.

5.2 Two letters of objection have been received from P. Marsh, 9 Clifford Street, Whitecross, Hereford and A. Manning, 44 Cornwall Street, Hereford.

The main points raised are:

- The pitch of the main roof is out of character with the surrounding houses.
- The additional height has allowed a room in the roof space which was denied on previous applications.
- Windows inserted in roof.
- A similar three storey dwelling was withdrawn following objections.
- The sales particulars identify the property as a three storey, three bedroom property.
- The dwelling has not been constructed in accordance with Building Regulations.
- The new roof is 730mm higher than No. 44 Cornwall Street.
- The steep roof will make views out of velux windows more intrusive into houses opposite.

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 The main issues for consideration in relation to this application are the impact of the increased roof height on the character and appearance of the area and the implications for the residential amenity of neighbouring occupiers.

6.2 In general terms, the overall design and appearance of the dwelling reflects the grain of development in the location. It is considered that the character of the roofscape in this area is not defined by one design or shape but a mixture of varying roof slopes together with either full gabled or hipped roofs. In this respect whilst the roof height of the dwelling is steeper than 44 Cornwall Street, it is detached from that property and

as such the variation in height is not considered to be discordant to the street scene or character of the area.

6.3 Objectors have raised concerns regarding the creation of a second floor in the roof drawing comparisons with the previous withdrawn application. The withdrawn planning application was considerably higher than the dwelling as built, and of a different design and appearance. Whilst the roof space has been made habitable there were no windows and no access at the time of the Officer’s site inspection but it is understood that a spiral staircase is proposed. The additional room, however has limited headroom such that an adult could not stand upright and therefore its uses are essentially limited to ancillary storage. It is not considered that the concerns raised by the objectors in relation to overlooking would warrant the refusal of permission, particularly in view of the relationship of existing dwellings to the windows in the new dwelling. Conditions will be imposed to limit further openings in order to ensure that a satisfactory relationship is maintained.

6.4 The proposal is therefore considered to be acceptable, compliant with the general character of the area, which has varying roof slopes and heights and not impact on the amenity of neighbours subject to the conditions recommended.

RECOMMENDATION

That planning permission be granted subject to the following condition:

- 1. **A10 (Amendment to existing permission) (DCCW2005/2759/F) (4th October, 2005).**

Reason: For the avoidance of doubt.

- 2. **E16 (Removal of permitted development rights).**

Reason: In order to protect the amenity of adjoining residents.

Informatives:

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

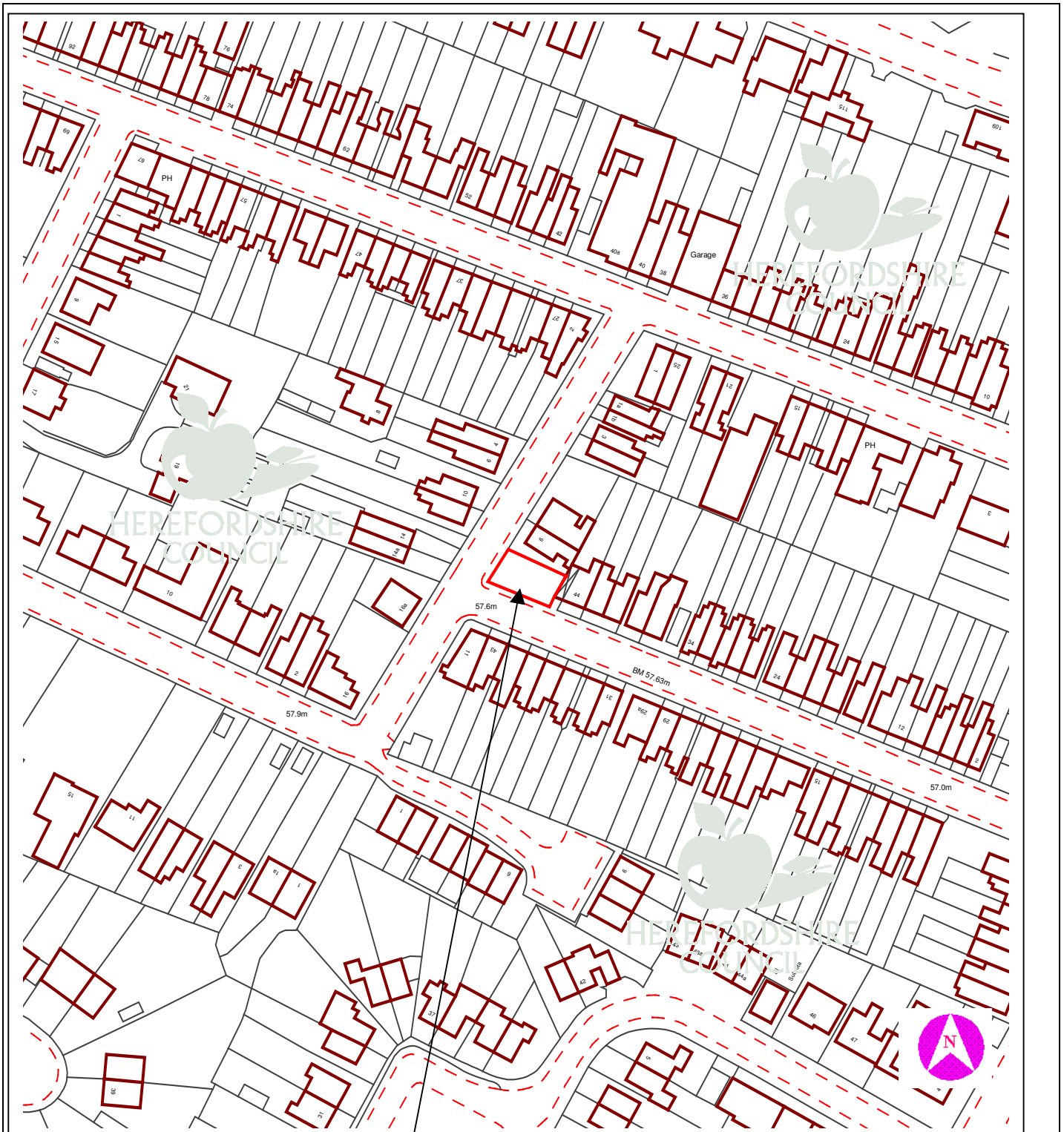
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2007/2087/F

SCALE : 1 : 1250

SITE ADDRESS : New house adjacent 9 Clifford Street, Hereford HR4 0HG

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