

9 DCNW2007/2652/F - PROPOSED FIRST FLOOR EXTENSION AT GREENFIELDS, ALMELEY, HEREFORDSHIRE, HR3 6LH**For: Mr T Baldwin per Mr D Walters, David Walters, 27 Elizabeth Road, Kington, Herefordshire, HR5 3DB****Date Received:**
14th August 2007**Ward: Castle****Grid Ref:**
33443, 51537**Expiry Date:**
9th October 2007

Local Member: Councillor J Hope MBE

1. Site Description and Proposal

- 1.1 Located just outside the Almeley Conservation Area, Greenfields is a detached modern bungalow of external brick construction, under a tiled roof. It is of no architectural or historic value in relationship to the near by Conservation Area.
- 1.2 The dwelling is located within the village of Almeley and fronts onto open farmland. The property immediately to the east is of similar construction and design, however the area it self is characterised by a mix of properties of different designs and sizes. An updated location plan is annexed to this report showing recent housing developments to the rear of the property.
- 1.3 The proposal is for the increase in the height of the roof from 4.4m to 6.3m to create a first floor to the property. The first floor would accommodate two further bedrooms and bathroom. Each of the bedrooms created would be served by a window located either end of the property.

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

S1 - Sustainable development
S2 - Development requirements
DR1 - Design
H18 - Alterations and extensions

3. Planning History

- 3.1 None identified.

4. Consultation SummaryInternal Council Advice

- 4.1 Transportation Manager - no objection to the proposal.

5. Representations

- 5.1 Almeley Parish Council object to the application as they believe if the application was approved it would set a precedent in the village for similar type of development. They express concerns over the height of the extension and its impact on surrounding properties.
- 5.2 Letters of objection have been received from the following:
- Mr & Mrs A.G.Brindley, The Dell, Bells Orchard, Almeley, HR3 6NE
 - R.G. Watts, 13 Bells Orchard, Almeley, Hereford, HR3 6NE
 - Mr. R.V. & Mrs. C. Hazell, Holly Bank, Bells Orchard, Almeley, HR3 6NE
 - Christine A. Wilcoxson, 122 Alton Street, Crewe, CW2 7PY.
 - Ms J. Goddard, Sunnymead, Almeley, Hereford HR3 6LH
- 5.3 In summary the issues raised are as follows:
- Concerns about potential loss of privacy and daylight
 - Consider the proposal to be out of keeping with the area and represents over-development.
- 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 key considerations in determining this application are considered to be:
- the scale and design of the proposal, and
 - the impact upon residential amenity of neighbouring properties

Scale and Design

- 6.2 The area is characterised by a mix of different designed properties of various sizes. The proposed alterations and extensions will alter the appearance of the simple bungalow. I do not consider the increase in height significant and although the character will be altered it would not be to the detriment of the property or the surrounding area. The use of matching external materials will ensure that the resultant extension will lie in harmony with the existing dwelling.

Amenity

- 6.3 The impact on residential amenity on both the residents of neighbouring properties and within the application site it self have been carefully considered by the case officer. The current concerns of the neighbours in relation to potential loss of privacy and daylight are noted. The application site is however lower than the property 'The Dell' which is located directly to the rear, with some 13 metres separating the two properties. It is not considered that the proposed development will result in any detrimental impact upon the amenity of the neighbouring properties either side or to the rear of Greenfields.
- 6.4 Overall, the proposal accords with the relevant development plan policy and therefore a conditional planning permission is recommended.

RECOMMENDATION

That planning permission be approved with 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 - B01 (Samples of external materials)**

Reason: To ensure that the materials harmonise with the surroundings.

Informatives:

- 1 - N19 - Avoidance of doubt**

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

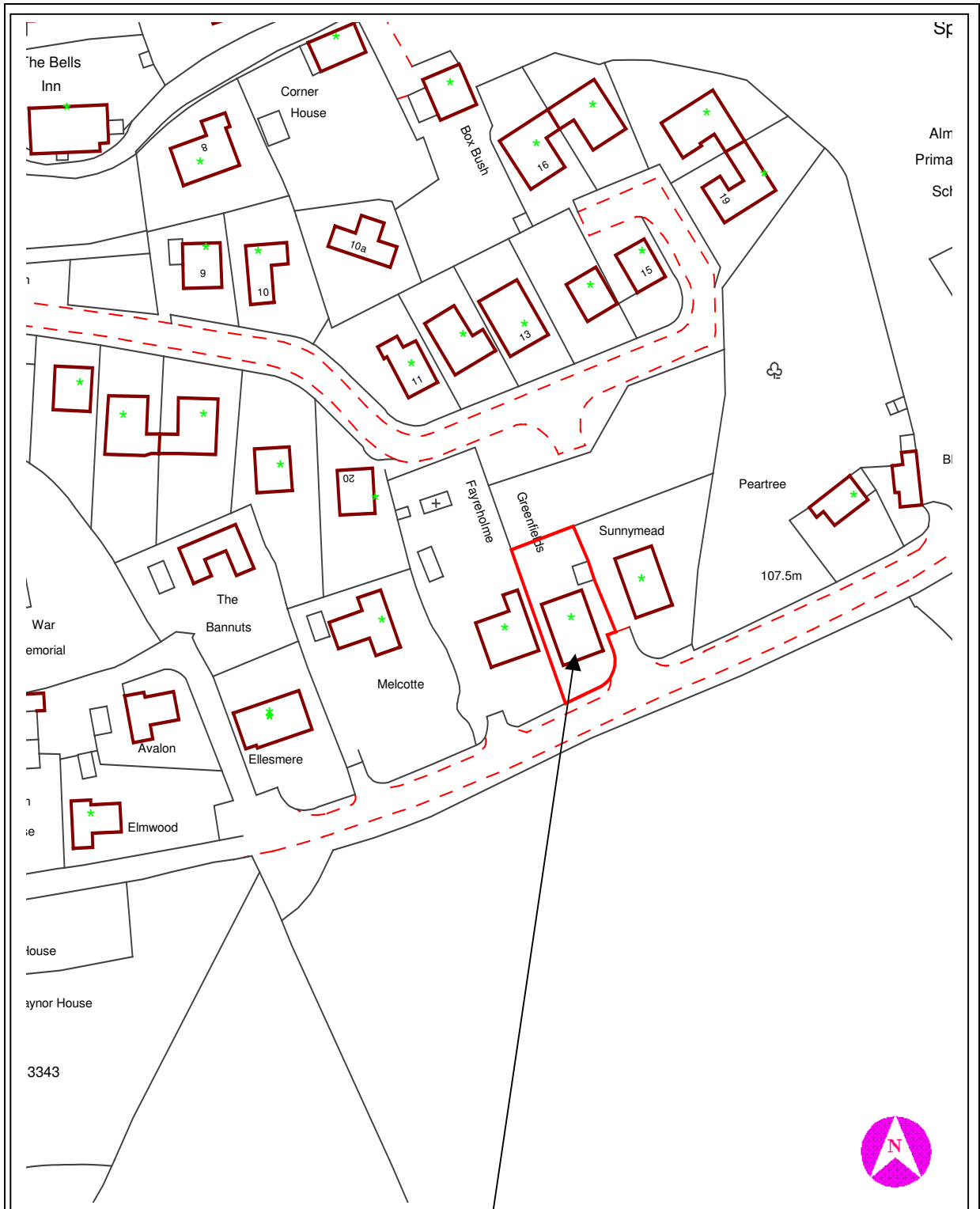
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW2007/2652/F

SCALE : 1 : 1250

SITE ADDRESS : Greenfields, Almeley, Herefordshire, HR3 6LH

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