

**6 DCNW2007/2652/F - PROPOSED FIRST FLOOR EXTENSION AT GREENFIELDS, ALMELEY, HEREFORD, 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 JW Hope

This application was deferred by Committee on 17<sup>th</sup> October 2007 for a site visit which was held on 30<sup>th</sup> October 2007. Amended plans have since been received in response to concerns expressed by Members. The Officer's report has been updated accordingly.

**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 an increase of 1.9m to create a first floor to the property. The first floor would accommodate two further bedrooms and bathroom. The plans have been amended to remove a window in the northern gable elevation to prevent any potential overlooking onto the adjacent property garden known as The Dell, Bells Orchard. The bedroom will now be served by a roof light in the western elevation.

**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 Summary

##### Internal Council Advice

4.1 Transportation Manager - no objection to the proposal.

#### 5. Representations

5.1 In response to the amended plans the Parish Clerk reports that Almeley Parish Council comments were that the amendments are an improvement on the originals but neighbours east and west of Greenfields will not benefit.

5.2 All neighbours have been informed of the amended plans which has resulted in letters of objection 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.

5.3 In summary the issues raised in response for the amended plans 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

The planning officer acknowledges that the areas immediately to the north of the application site known as Bells Orchard is predominantly bungalows.

##### Scale and Design

6.2 The planning Officer acknowledges that the area immediately to the north of the application site known as 'Bells Orchard' is predominately bungalow. However Almeley village it self 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. However, the case officer does not consider the increase in height significant enough to cause any detriment to the property and although the character will be alerted 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. However after a further site inspection following the receipt of amended plans it is considered that the property is located far enough away from all neighbouring properties for the amended proposal not to inflict any detriment to 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**

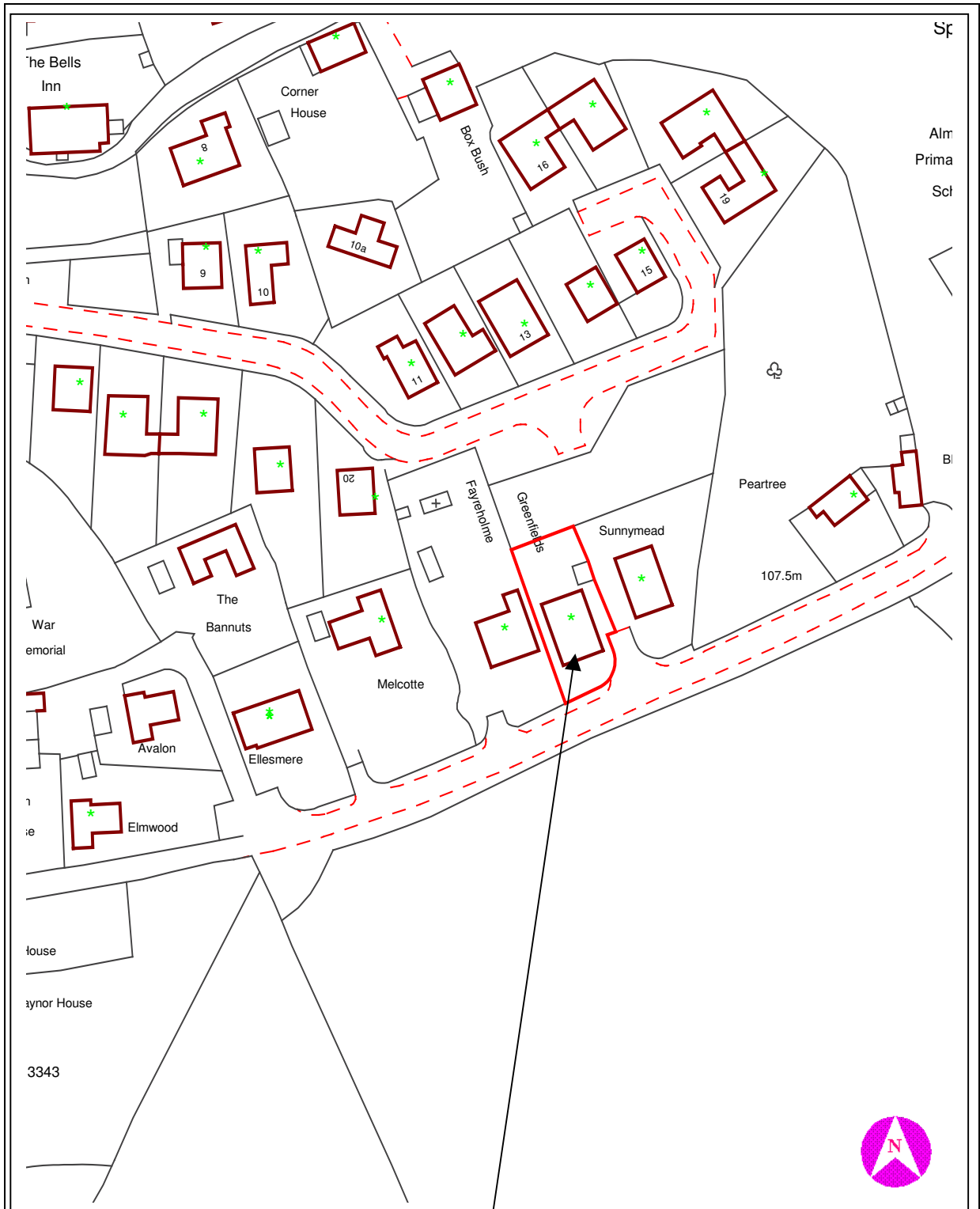
Decision: .....

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, Hereford, Herefordshire, HR3 6LH

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