

5 DCCE2007/3362/F - TWO STOREY EXTENSION TO SIDE OF EXISTING PROPERTY. 31 KINGS CRESCENT, HEREFORD, HEREFORDSHIRE, HR1 1GY**For: Mr. & Mrs. Prassanan, 31 Kings Crescent, College Estate, Hereford, HR1 1GY****Date Received: 25th October, 2007 Ward: Aylestone Grid Ref: 51098, 41275****Expiry Date: 20th December, 2007**

Local Members: Councillors NL Vaughan and DB Wilcox

1. Site Description and Proposal

- 1.1 The application seeks permission for the erection of a two-storey side extension to the existing dwelling at 31 Kings Crescent, College Estate, Hereford. The dwelling is a modern end of terrace in a block of three. The development faces the railway line, which is shielded from view by a close-boarded fence. The dwellings back onto the older style properties in Kingsway. The area to the front of the dwellings is hard landscaped. The estate road serving the development terminates a short distance to the north.
- 1.2 The extension would be built against the existing southern elevation, towards the neighbouring dwelling, No. 30. The extension is designed so that the building line is set back by 2 metres from the front elevation of the existing dwelling, with the effect that the ridge height over the extension is lower than that of the existing dwelling.
- 1.3 The proposed extension would add a dining room, store and wc at ground floor with an en-suite bedroom over. The internal layout has been arranged so that the principle windows are at the front, with smaller obscured glazed windows to the rear at ground and first floor. These would serve wcs. An obscure glazed window is proposed to the flank elevation at ground floor.
- 1.4 The extension would have the effect of shortening the existing drive. One space would be lost with the result that the drive would only be able to accommodate one vehicle.

2. Policies

- 2.1 Herefordshire Unitary Development Plan 2007:

DR1	-	Design
H18	-	Alterations and extensions

3. Planning History

- 3.1 None relevant.

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Traffic Manager: No objection. Whilst it is recognised that only one off-street parking space will remain, there is available and ample off-street parking, little likelihood of significant further development nearby and the proposal is at the distant end of Kings Crescent.

4.3 Conservation Manager (Ecology): No response.

5. Representations

5.1 Hereford City Council: No objection.

5.2 Two letters of objection have been received from Mrs. G. Townsend and Mr. P. Knights, 30 Kings Crescent, Hereford and Mr. P. Johnson, 33 Kings Crescent, Hereford. The content of the letters can be summarised as follows:

- The erection of the extension and future maintenance would be likely to require access over neighbouring land. Permission for this is unlikely to be forthcoming;
- The extension would reduce available parking within the curtilage, increase on-street parking and restrict access to existing driveways;
- The extension would result in a loss of privacy to the rear garden of No. 30;
- The extension would block out afternoon and evening sunshine to the rear garden of No. 30;
- The extension would reduce the amount of natural light to the bathroom window of No. 30;
- The extension would adversely affect the street scene, halving the existing distance between properties.

5.3 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. Officer's Appraisal

6.1 The key issues in the determination of this application are as follows:

- The impact that the extension would have upon the residential amenity of adjoining dwellings, particularly the immediate neighbour to the south, No. 30 Kings Crescent; and
- The impact upon the availability of off-street parking, referring to Policy H18 – Alterations and extensions.

Residential Amenity

6.2 The proposed extension is considered acceptable in terms of appearance, detailed design and scale. Measures have been taken to ensure that the original dwelling would remain the dominant feature as is required by Policy H18 (1). The front of the

extension is set back 2 metres from the front of the existing dwelling and the ridge height is thus lower. These features combine to promote the original dwelling as the dominant element. In the event that planning permission is granted, a condition is recommended to ensure that facing materials match those used in the construction of the existing and adjoining dwellings. Materials are consistent throughout the development. It is also recommended that the ground floor window in the flank elevation be obscure glazed and non-opening.

6.3 The representations refer to the impact that the extension would have upon the residential amenity at No. 30 in particular. Reference is made to loss of privacy and light in particular. However, it should be noted that the internal layout of the extension results in the main windows being placed in the front elevation, overlooking the estate road. Windows in the rear elevation serve wcs and will thus be obscure glazed.

6.4 It should also be noted that the extension is to the north side of No. 30 and hence loss of light to the conservatory and rear garden would not be so significant so as to warrant refusal of the application.

Car Parking

6.5 The development will result in the loss of one of the existing parking spaces upon the driveway. However, the Traffic Manager has no objection to the development. This is on the basis that there is unrestricted on-street parking and there is no prospect of major development with implications for the use of Kings Crescent estate road in the future. Additionally, the dwelling is located at the far end of the crescent, rather than adjacent to the junction with Kingsway and Regent Gardens and as such any displacement of vehicles would not result in any highway safety concerns in this specific case.

Conclusion

6.6 The development proposed would not unduly affect the living conditions of neighbouring properties and the loss of a parking space within the curtilage is acceptable for the reasons given above. The application is recommended for approval subject to conditions.

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. E19 (Obscure glazing to windows).

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.**

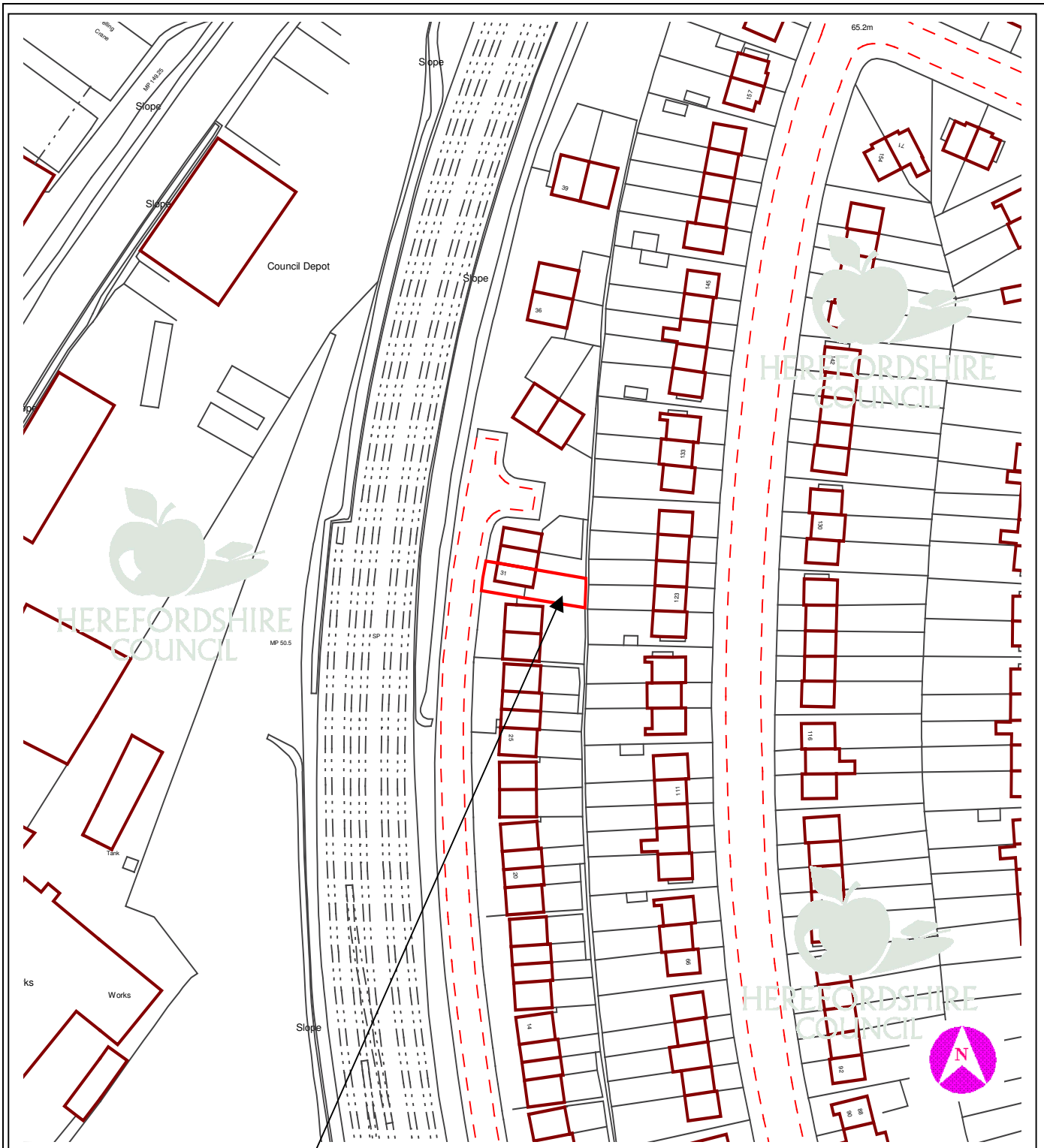
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2007/3362/F

SCALE : 1 : 1250

SITE ADDRESS : 31 Kings Crescent, Hereford, Herefordshire, HR1 1GY

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