

10 DCCW2008/1134/F - PROPOSED SINGLE STOREY EXTENSION TO REAR, AND NEW PORCH TO FRONT. 58 CLEEVE ORCHARD, HEREFORD, HR1 1LF**For: Mr A Jamieson per Jamieson Associates, 30 Eign Gate, Hereford, HR4 OAB****Date Received: 24 April 2008****Ward: Burghill, Holmer & Lyde****Grid Ref: 50830, 42216****Expiry Date: 19 June 2008**

Local Member: Councillor SJ Robertson

1. Site Description and Proposal

- 1.1 58 Cleeve Orchard is located immediately south of the entrance to Holmer Park Spa and Leisure Complex on Cleeve Orchard, Holmer, Hereford.
- 1.2 The proposal is to construct a traditional brick and tile porch to the front of the property and a contemporary single storey rear extension to provide a new dining area and enlarged kitchen. The rear extension will be constructed of brick, render and glass walls under a single ply membrane flat roof. It measures 11.34m in length, a depth of 3.2m. A glass canopy will create a walkway from the rear of the garage to the new extension.

2. Policies**2.1 Herefordshire Unitary Development Plan 2007**

- Policy DR1 - Design
- Policy H18 - Alterations and Extensions

3. Planning History

- 3.1 No recent planning applications.

4. Consultation SummaryStatutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Traffic Manager - no objection.

5. Representations

- 5.1 Holmer Parish Council - no objection.

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 This planning application is reported to Committee in accordance with the Code of Conduct on Planning Matters for Officers, as the occupier of the property is employed in Planning Services.
- 6.2 The proposal provides for a modest front porch in matching materials to the existing house. The rear extension is of a contemporary design and compliments the form of the existing dwelling.
- 6.3 There is no impact on neighbours and the proposal fully complies with Policy H18.

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. **C01 (Samples of external materials).**
Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan
- 3. **I16 (Restriction of hours during construction).**
Reason: To protect the amenity of local residents and to comply with Policy DR13 of Herefordshire Unitary Development Plan.

Informative(s):

- 1. **N19 - Avoidance of doubt - Approved Plans.**
- 2. **N15 - Reason(s) for the Grant of Planning Permission.**

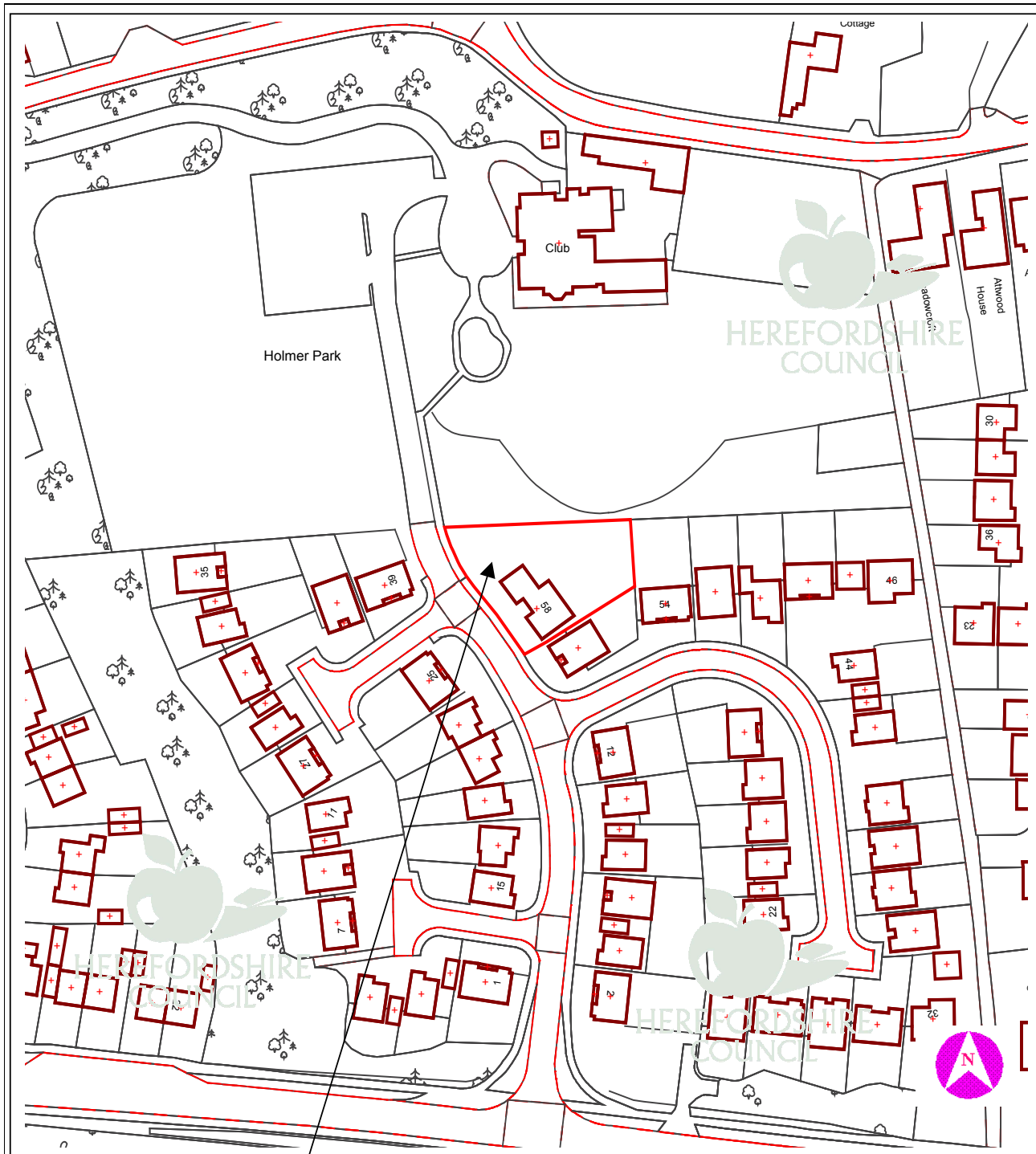
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2008/1134/F

SCALE : 1 : 1250

SITE ADDRESS : 58 Cleeve Orchard, Hereford, Herefordshire, HR1 1LF

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