

**8 DCCE2008/1360/F - SIDE AND REAR EXTENSIONS AT 255 ROSS ROAD, HEREFORD, HEREFORDSHIRE, HR2 7QJ**

**For: Mr. & Mrs. Turner per John Parry Design Limited,  
Broadheath, Moreton on Lugg, Hereford,  
Herefordshire, HR4 8DQ**

**Date Received: 22 May 2008**

**Ward: St. Martins &  
Hinton**

**Grid Ref: 50642, 37996**

**Expiry Date: 17 July 2008**

Local Members: Councillors WU Attfield, ACR Chappell and AT Oliver

**1. Site Description and Proposal**

- 1.1 Planning permission is sought for the erection of two-storey side and rear extensions at No. 255 Ross Road, Hereford. The dwelling is a 1930s semi-detached property typical of the wider established residential area. The proposal involves erecting a two-storey extension over the existing driveway to the side of the dwelling, which would extend to the rear to tie in with the line of the existing single-storey kitchen extension. Also proposed is a sunroom extension attached to the rear of the proposed two-storey element. The proposal is a resubmission of application DCCE2007/3228/F, refused owing to design detail and the cumulative impact upon the residential amenity of the neighbour at No. 257.
- 1.2 The proposed two-storey extension would come to within 200mm of the common boundary at the side of the property and measure 10.15 metres from front to back. The extension would incorporate a garage, shower room and utility at ground floor with an enlarged front bedroom, bathroom and dressing room at first floor.
- 1.3 In its basic form the extension is as per that previously refused. The difference is in the detailed design at the front of the dwelling and the boundary treatment at the rear. The extension is now set back from the front of the existing dwelling, fenestration simplified and relief provided within the roofscape. Owing to the narrow span of the extension, the height of the two-storey element is 1.5 metres lower than that over the main body of the original house. The design of the sunroom has also been amended.

**2. Policies**

2.1 Herefordshire Unitary Development Plan:

Policy DR1	-	Design
Policy H18	-	Alterations and Extensions

**3. Planning History**

- 3.1 DCCE2007/3228/F Proposed two storey extension to side with sun room to rear. Refused 26 November 2007.

#### 4. Consultation Summary

##### Statutory Consultations

4.1 None required.

##### Internal Council Advice

4.2 Traffic Manager: Recommends the provision of two parking off-road parking spaces.

#### 5. Representations

5.1 Two letters of objection have been received from the residents of Nos. 253 and 257 Ross Road. The content can be summarised as follows:

- The extensions will cause overshadowing and loss of light to neighbouring dwellings.
- The extensions will affect privacy and outlook from adjoining dwellings.
- The noise from construction will be a continuation of the existing situation.
- The extension will not be appropriate in terms of the impact upon the appearance of this traditional 1930s dwelling.
- The extension is not necessary or justifiable.

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 arising from this application are as follows:

- The design of the extensions relative to the existing dwelling and the wider area.
- The impact of the extensions upon the residential amenity of the adjoining dwellings.

##### Design

6.2 The design of the extension has been altered significantly following refusal of the previous submission. The proposed garage now sits in line with the existing dwelling rather than forward of it. The first floor element is then set back 600mm from the front of the dwelling, with the effect that the ridge height over the extension is lower than that over the main body of the house. Fenestration detail has also been simplified. The combined effect when view from the front of the property, is to reduce the visual impact of the extension and preserve the dominance of the original dwelling in accordance with Policy H18.

6.3 There are examples of two-storey side extensions elsewhere in the vicinity, but these do not display the characteristics referred to above and are not, in the officer's opinion, as appropriate or successful as the current proposal.

6.4 Under the refused application, it was the intention to completely shield the proposed sunroom extension from the neighbour's view. This involved the erection of a wall, 3.5 metres tall at its highest point, reduced in stages further into the garden. The effect of this boundary treatment, allied to the mass of the two-storey extension was considered

to create an unacceptable impact upon the neighbour. This element of the design has been completely reviewed. A flat roof sunroom is proposed, with lantern light. It would be sited away from the common boundary and some form of intervening boundary treatment would be possible. The resultant wall would be 2.65 metres tall and extend 3.3 metres from the rear of the two-storey element. The comparative massing is thus substantially reduced.

#### Impact upon neighbouring residential amenity

- 6.5 The previous application was refused, in part, for its impact upon the residential amenity of the occupants of No. 257 Ross Road. As referred to above, the key component of this i.e. the wall to shield the sunroom has been removed and the impact upon the neighbour improved as a consequence.
- 6.6 There are existing windows in the flank (north-facing) elevation of No. 257 at ground and first floor. These serve the kitchen, a pantry, a bedroom and upstairs WC. All are frosted. The two-storey side extension will bring the subject property 2.6 metres closer to these windows and the two-storey element projects further to the rear than is currently the case. There will be an undeniable change in the relationship between the two dwellings. However, these windows are north facing, obscure glazed and not the sole providers of light to habitable rooms. The proposed extension will not have any direct consequence for the provision of daylight to these windows. Given the orientation of the dwellings, shadow cast over the drive to the north-side of No. 257 is in fact already caused by No. 257 itself and not attributable to the proposed extensions at No. 255. The impact of the proposal upon the outlook from these windows is immaterial.
- 6.7 No windows are proposed in the side elevation of the extensions proposed and a condition is recommended to ensure that this remains the case. Given the proximity to neighbours, a further condition restricting hours of construction is considered appropriate.

#### Conclusion

- 6.8 The proposal is now considered to successfully address the previous concerns over the design. Principally, the original building will now be more identifiable as the dominant feature. The revisions to the sunroom and omission of the previously proposed rear boundary wall improve the impact upon the neighbour to the extent that the application is now recommended for approval.

### **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.**

- 4. F16 (No new windows in specified elevation) (south).**

**Reason: In order to protect the residential amenity of adjacent properties and to comply with Policy H18 of Herefordshire Unitary Development Plan.**

- 5. H10 (Parking - single house).**

**Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan.**

**Informatives:**

- 1. N03 - Adjoining property rights.**
- 2. HN05 - Works within the highway.**
- 3. N19 - Avoidance of doubt - Approved Plans.**
- 4. N15 - Reason(s) for the Grant of PP/LBC/CAC.**

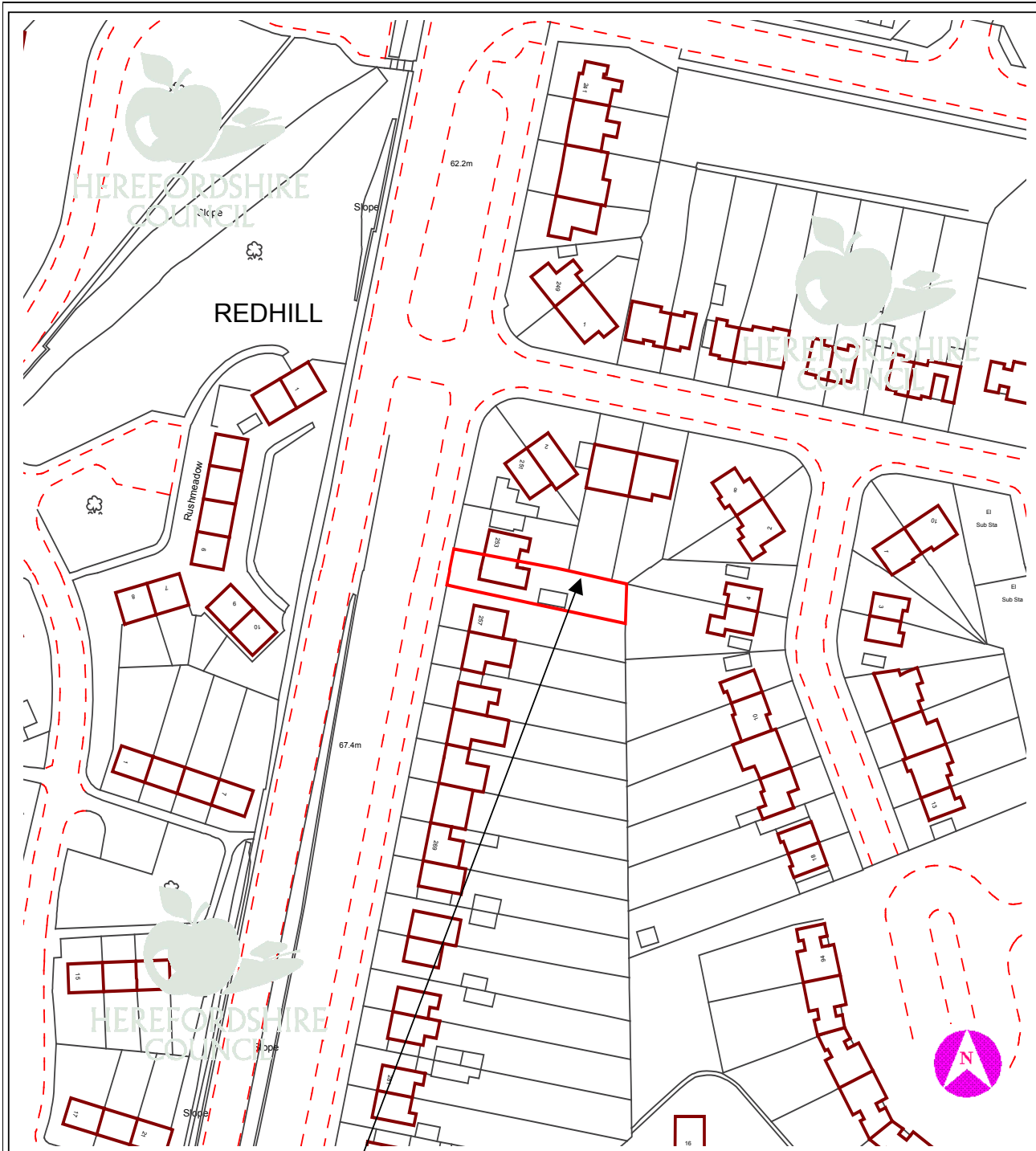
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCE2008/1360/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** 255 Ross Road, Hereford, Herefordshire, HR2 7QJ

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