

11 DCCE2008/1851/F - EXTENSION AND ALTERATIONS WITH DETACHED DOUBLE GARAGE. 20 VINE TREE CLOSE, WITHINGTON, HEREFORD, HEREFORDSHIRE, HR1 3QW**For: Mr. & Mrs. Ford, per Mr. J.I. Hall, New Bungalow, Nunnington, Hereford, Herefordshire, HR1 3NJ****Date Received: 14 July 2008****Ward: Hagley****Grid Ref: 56395, 43337****Expiry Date: 8 September 2008**

Local Member: Councillor DW Greenow

1. Site Description and Proposal

- 1.1 No. 21 Vine Tree Close is a two bedroom bungalow with a detached single garage to the side located at the end of a cul-de-sac known as Vine Tree Close in Withington. It is also adjacent to the designated Conservation Area. A Grade II Listed Building is located approximately 60 metres to the north east of the site.
- 1.2 This application seeks planning permission to demolish the existing garage and its replacement with a larger single storey side extension to form a new kitchen and dining room. The proposal also involves the erection of a detached double garage to the front of the property along the western boundary. The brickwork and roof tiles are proposed to match the existing dwelling.

2. Policies

- 2.1 Herefordshire Unitary Development Plan 2007:

DR1	-	Design
DR2	-	Land use and activity
H18	-	Alterations and extensions
HBA6	-	New development within conservation areas

3. Planning History

- 3.1 DCCE2008/1117/F - Extension and alterations with detached double garage. Withdrawn 12 June 2008.

4. Consultation SummaryStatutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: No objections.

5. Representations

- 5.1 Withington Group Parish Council: 'The WPC note the changes to the proposal since the withdrawn application. However the new garage is still positioned in front of the property and directly in front of No. 21. The WPC has consistently objected to garages being located to the front of dwellings and this case should be no different. The WPC objects to the proposal'.
- 5.2 One objection letter has been received from Mr. and Mrs. Rawlinson of 19 Vine Tree Close concerning how the proposed detached garage may affect the open and airy ambience of the estate.
- 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 This is a re-submitted application following the withdrawal of a previous application (DCCE2008/1117/F). The previous scheme involved the construction of a 12 metre long single storey side extension and the erection of a 6m x 6m detached garage in front of the property. This raised concerns in respect of the potential adverse impact upon the character of the area and the impact upon the amenities of the neighbouring properties. The proposal has been amended accordingly in an effort to address the issues associated with the previous scheme.
- 6.2 The effect has been to reduce the size and mass of the single storey side extension and the proposed garage. The length of the single storey extension has now been reduced by some 3.5 metres back from the front elevation and is only 2.5 metres longer than the existing garage. The roof design has also been amended with a hipped roof instead of the originally proposed gabled end roof. Whilst the height of the extension has been raised by some 800mm higher than the existing garage, the overall height of the new extension would still be lower than the main roof line of the property, which would secure the subservient appearance in relation to the main property. Furthermore, the size of the proposed double garage has also been reduced by 500mm with a hipped roof in order to minimise its mass and visual prominence. In terms of design and scale, it is considered that the proposal in its revised form has demonstrated a significant improvement and would integrate effectively with the existing dwelling and the character of the area.
- 6.3 The comment from the neighbour and Parish Council are noted. Whilst the proposed garage may be visible from public vantage points, in view of the reason given above, it is considered that the proposed garage will not be harmful to the visual amenity of the area and is not sufficient to warrant refusal in this instance.

Conclusion

- 6.4 The proposal in its revised form demonstrates a significant improvement in terms of the impact upon the neighbouring property as well as the visual amenity of the area. The proposal is now considered to accord with the relevant planning policies; and with appropriate conditions applied, it will ensure that the proposed development represents an acceptable development.

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. **C03 (Matching external materials (general)).**

Reason: To ensure the satisfactory appearance of the development so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan.

- 3. **F07 (Domestic use only of garage).**

Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling and to comply with Policy H18 of Herefordshire Unitary Development Plan.

- 4. **F15 (No windows in side elevation of extension).**

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

Informatives:

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

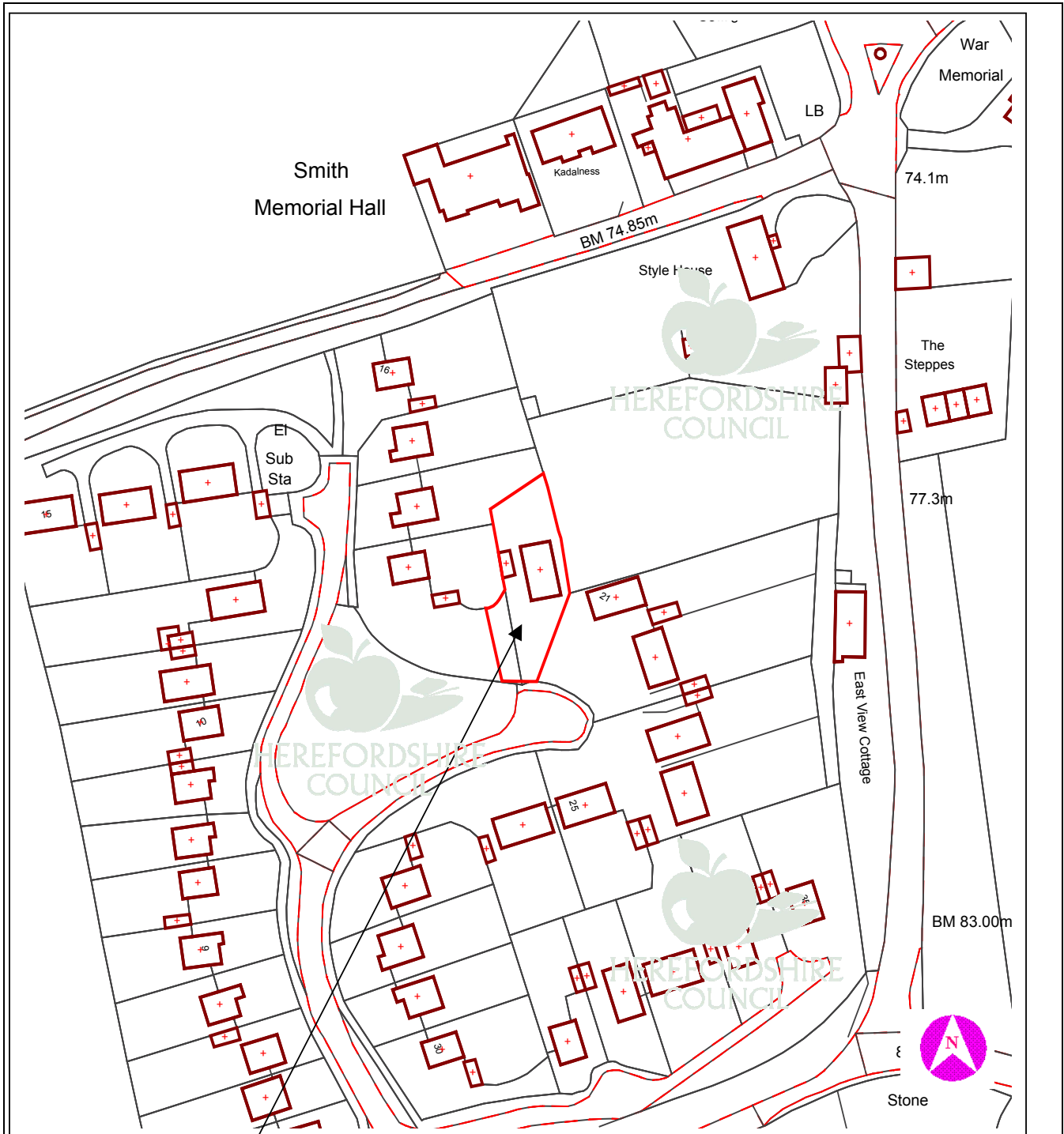
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2008/1851/F

SCALE : 1 : 1250

SITE ADDRESS : 20 Vine Tree Close, Withington, Hereford, Herefordshire, HR1 3QW

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