

**7 DCCE2003/2471/F - PROPOSED LOFT CONVERSION AND REAR EXTENSION. 80 LICHFIELD AVENUE, HEREFORD, HEREFORDSHIRE, HR1 2RL****For: Ms. R. Haynes, per Mr. I. Williams, Tupsley Court Cottage, Tupsley Court, Hereford, HR1 1UX****Date Received: 13th August, 2003****Ward: Tupsley****Grid Ref: 52333, 39412****Expiry Date: 8th October 2003**

Local Members: Councillors G.V. Hyde, Mrs. M.D. Lloyd-Hayes and W.J. Walling

**1. Site Description and Proposal**

1.1 The application site is a detached bungalow that lies between two similar properties within an Established Residential Area. The type of dwelling in the immediate area varies from detached bungalows to semi-detached two storey dwellings. Most have off-road car parking provision. The property has vehicular access onto Lichfield Avenue with off-road car parking for up to three vehicles (including garage). The topography of this part of Lichfield Avenue is such that it slopes up the hill from Hampton Park Road and the dwelling is situated on the left hand side before the road bends to the left and heads north towards Ledbury Road.

1.2 The proposal is to extend the property to the rear with the addition of a flat roofed extension. This will extend 3.9m to the rear of the dwelling and will be 6.2m wide. A dormer window is also proposed in the side roof elevation (adjacent to No. 82 Lichfield Avenue) of the dwelling. The dormer will be flat roofed, 3.4m wide and incorporates a bedroom and bathroom window. Two Velux type roof lights are also proposed in the rear and front roof planes. The dormer will facilitate the conversion of the attic to living accommodation with adequate headroom. This proposal does not show any increase in the overall ridge height of the current roof of the property.

**2. Policies****2.1 Planning Policy Guidance:**

PPG1	-	General Policy and Principles
PPG3	-	Housing
PPG13	-	Transportation

**2.2 Hereford City Local Plan:**

H12	-	Established Residential Areas – Character and Amenity
H16	-	Alterations and Extensions

**2.3 Herefordshire UDP (Deposit Draft):**

H18	-	Alterations and Extensions
-----	---	----------------------------

### **3. Planning History**

3.1 There is no relevant planning history.

### **4. Consultation Summary**

Statutory Consultations

4.1 There are no external consultation responses.

Internal Consultation Advice

4.2 Head of Engineering and Transportation has no objection to the granting of planning permission.

### **5. Representations**

5.1 The City Council has no objection.

5.2 Three letters of objection have been received from Nos 82, 83 and 85 Lichfield Avenue summarised as follows:

- Loss of privacy - overlooking of windows and private garden areas;
- Two more cars will be parked on the road, which makes it very difficult for people living on the opposite side of the road;
- If approved there will be another four people living in No. 80 with resulting disturbance and overcrowding;
- Loss of view;
- No 80's side of the street is made up of a balanced row of small bungalows. The proposed loft conversion will unnecessarily change the character of the street;
- The properties in the street are owned and attract retired people because of its quiet nature. Extending this property will make it more adaptable to a family home and therefore change the character of the street.

5.3 The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

### **6. Officers Appraisal**

6.1 The application can be looked at in two parts. Firstly the alteration of the roof to allow the conversion of the attic space, by the insertion of a dormer window to the south east elevation, and secondly two rooflights in the extension to the rear. In both instances the issues for consideration are:

- The impact on the character and appearance of the dwelling and surrounding area;
- The impact on the amenities and living conditions of the neighbouring properties;
- Potential increase in vehicles at the property as a result of the enlargement of the dwellinghouse.

6.2 Firstly, objection has been received to this dormer window due to the potential for overlooking and the impact on the character of the area. However, it must be noted that the proposed dormer window, by virtue of its size and position, could be completed as 'permitted development' under the terms of the Town and Country Planning (General Permitted Development) Order. To benefit from this the dormer would have

to be completed in isolation of other development or extensions to the property (e.g before the extension to the rear is begun). However, as the two proposals have been submitted together, and it is assumed they will be constructed simultaneously, planning permission is required. However the fact that this dormer could be constructed as 'permitted development' is a material consideration in the processing of this application. Having received this application for the proposed dormer, the Local Planning Authority is able to impose conditions in the event of permission being given and it is recommended that the glazing in the side windows of the dormer are obscured with frosted glass and the windows fixed shut to prevent overlooking of the neighbouring properties.

- 6.3 The two rooflights (front and rear facing), again could be completed by virtue of permitted development rights. Notwithstanding this they are unobtrusive and minimal in scale and nature and are considered to be in accordance with the relevant policies of the Hereford Local Plan.
- 6.4 The flat roofed extension to the rear of the property is in scale and keeping with the existing dwelling. It will have no adverse impact on the living conditions of the neighbours to the side or rear of the property and due to its location to the rear will not impact on the character of this residential area.
- 6.5 The enlargement of the dwelling does allow for an increase in bedrooms and therefore potentially an increase in traffic movements and numbers of persons living at the property. The property has car-parking provision for two cars on the drive as well as the garage. This is in accordance with the policies of the Hereford Local Plan as such there is no objection on the grounds of insufficient parking.
- 6.6 In conclusion, the application allows the opportunity to apply conditional approval to the proposed dormer to protect the neighbour from any potential overlooking. There is no objection to the proposed extension as its scale is minimal and position and outlook do not adversely affect the amenities of the neighbours or the character of the area. There are no highway safety concerns.

## **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 E19 (Obscure glazing to windows)**

**Reason: In order to protect the residential amenity of adjacent properties.**

Decision: .....

Notes: .....

.....

**Background Papers**

Internal departmental consultation replies..