

8 DCCE2008/2437/F - TWO STOREY EXTENSION TO SIDE TO FORM GARAGE ON GROUND FLOOR WITH BEDROOM & EN SUITE BATHROOM ABOVE. SINGLE STOREY REAR EXTENSION TO FORM UTILITY & KITCHEN. 5 ST. DAVIDS RISE, LITTLE DEWCHURCH, HEREFORD, HEREFORDSHIRE, HR2 6PL

For: Mr. & Mrs. M. Jones per Mr. J. Scriven, Long Orchard, 5 Overbury Road, Hereford, HR1 1JE

Date Received: 26 September 2008 **Ward: Hollington** **Grid Ref: 53240, 31746**

Expiry Date: 21 November 2008

Local Member: Councillor GFM Dawe

1. Site Description and Proposal

- 1.1 No. 5 St David's Rise is a semi-detached dwelling with a lean-to to the side and a single storey to the rear situated in a cul-de-sac development and within the designated settlement boundary of Little Dewchurch.
- 1.2 This application seeks planning permission to demolish the existing extensions and erect a two-storey side extension and single storey rear extension.

2. Policies

- 2.1 Herefordshire Unitary Development Plan 2007:

DR1	-	Design
H18	-	Alterations and extensions

3. Planning History

- 3.1 None identified.

4. Consultation Summary

Statutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: The proposal appears to involve the intensification of the property to a four-bedroom dwelling for which the full standard would be 3 car parking spaces.

5. Representations

- 5.1 Little Dewchurch Parish Council: No objections.
- 5.2 One letter has been received from Mr. and Mrs. Stokes of 4 St David's Rise. The concerns raised can be summarised as follows:
- Overbearing
 - Loss of daylight and sunlight
 - Devaluation of property.
- 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 considerations in the determination of this application are as follows:
- a) Principle of development;
 - b) Design and scale; and
 - c) Impact on residential amenities.

Principle of Development

- 6.2 Policy DR1 and H18 of the Herefordshire Unitary Development Plan 2007 states that alterations and extensions to existing dwellings should be in scale and in keeping with the character of the existing building, preserve the amenities of nearby residential properties and require a high standard of design. It is considered that these main objectives have been acceptably met in principle in this instance.

Design and Scale

- 6.3 The proposal involves the removal of the existing flat roof single storey rear addition and the lean-to to the side and replaces the area with a two-storey side extension and a single storey rear extension. From a design perspective, the proposal has been designed to reflect the architectural style of the main dwelling, the extension would be set down in its roofline from the main dwelling to provide an appropriate subservient appearance and as such the dominance of the main dwelling would be retained, which complies with the planning policies. With regard to the scale, the proposal will be appropriate in scale and proportionate in relation to the main dwelling. In this context, it is considered that the proposed extension will integrate effectively into the existing built form without harming the visual amenity of the surrounding area and street scene and is therefore acceptable.

Impact on Residential Amenities

- 6.4 The residents of 4 St David's Rise have raised concerns about the effect of the proposal on their light loss, living condition and devaluation of their property. It is acknowledged that the introduction of a first floor addition would result in some level of overbearing effect however in this instance it is recognised that their property has a lean-to to and blank elevation to the side elevation facing to the proposed extension. Having regard to the relationship between the two properties, it is considered that no unacceptable loss of privacy or overbearing impact will result from this proposal. A

suitable condition would also prevent any new window being inserted in the side elevation in order to protect the neighbour's amenity.

- 6.5 With regard to the proposed development's effect on the value of their property, since this is not a material planning consideration, it should not be given weight in this instance.

Conclusion

- 6.6 The proposed development is in accordance with the relevant planning policies, and with appropriate conditions applied, it will ensure that the proposed development represents an acceptable standard of 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. B01 (Development in accordance with the approved plans).**

Reason. To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with Policy DR1 of Herefordshire Unitary Development Plan.

- 3. 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

- 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.

- 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. HN01 - Mud on highway.**
- 3. HN05 - Works within the highway.**

- 4. N15 - Reason(s) for the Grant of PP/LBC/CAC.
- 5. N19 - Avoidance of doubt - Approved Plans.

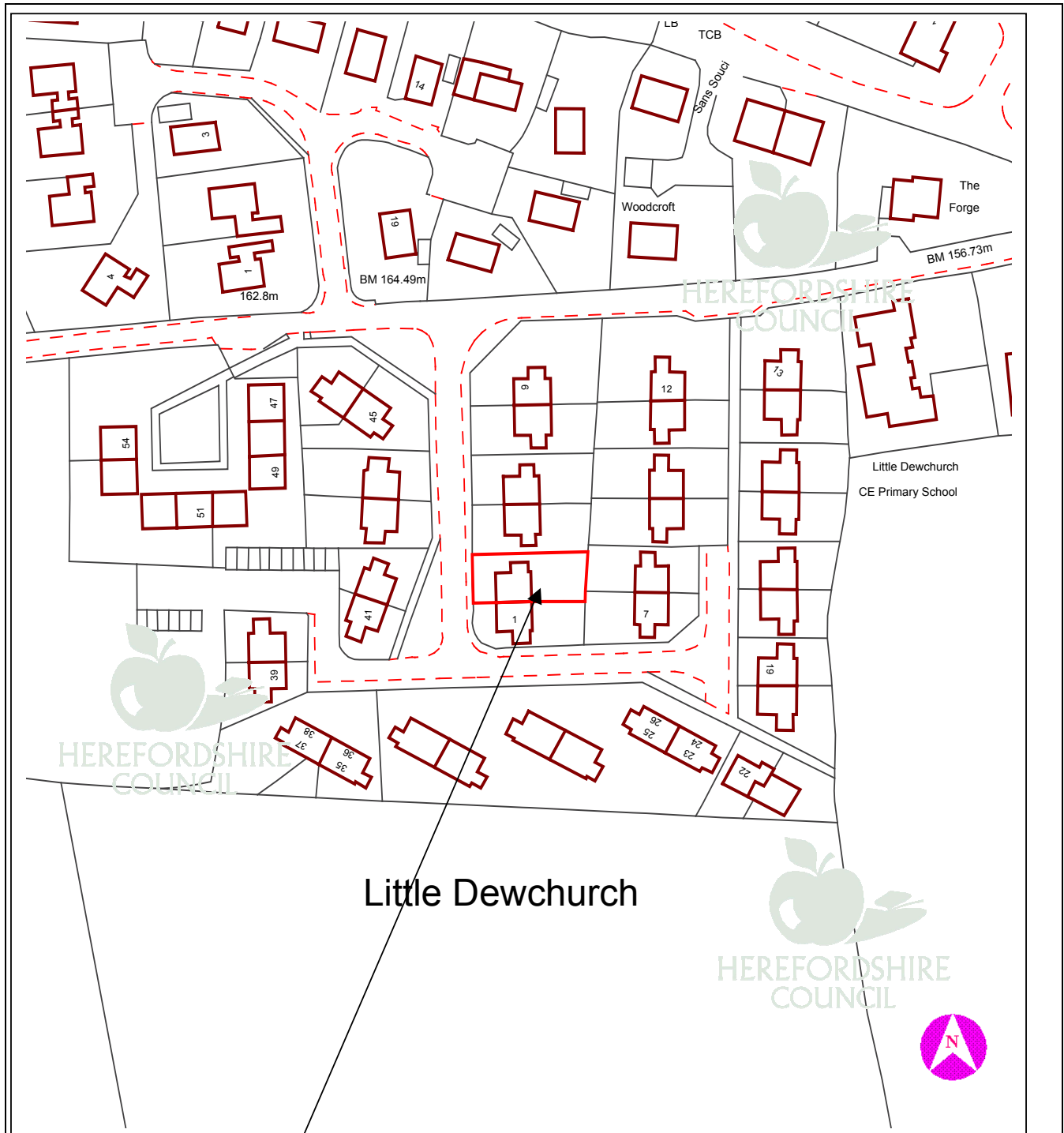
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2008/2437/F

SCALE : 1 : 1250

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