

10 DCCE2009/0755/RM - PROPOSED DWELLING WITH INTEGRAL GARAGE AND ALTERATIONS TO EXISTING ACCESS AT 22 FOLLY LANE, HEREFORD, HR1 1LY

For: Mrs D.R. Built per John Phipps, Bank Lodge, Coldwells Road, Holmer, Hereford, HR1 1LH

Date Received: 7 April 2009

Ward: Tupsley

Grid Ref: 52509, 40355

Expiry Date: 2 June 2009

Local Members: Councillors MD Lloyd-Hayes, AP Taylor and WJ Walling

1. Site Description and Proposal

- 1.1 This is a Reserved Matters application, outline planning permission being granted in 2006 (reference DCCE2006/1374/O). It is proposed to erect a detached dwelling, with integral garage and alterations to existing access. The principle of the development has already been established, therefore the siting, design, appearance and access are to be considered in this application. The site fronts onto Folly Lane with the existing detached dwelling located to the rear of the curtilage. To the west of the site is found frontage development facing onto Folly Lane. Folly Drive runs immediately to the east of the application site serving 11 dwellings.
- 1.2 This application proposes the new dwelling to be served by the existing vehicle access from Folly Lane, with a new access to number 22 provided off Folly Drive. The property would include an integral garage, with accommodation above comprising a bedroom with en-suite facilities, lounge, kitchen come breakfast room, hallway and WC, and on the second floor 2 bedrooms, bathroom and landing area.
- 1.3 The proposed floor level of the proposed dwelling is 71.80, which is below that of number 24, which is 72.33. The footprint of the proposed dwelling would be some 13.7 metres in length and 8.7 metres in width, orientated approximately north/south. It would be some 11.5 metres, at its nearest point, to number 22 Folly Lane. The roof ridge height would be 6.2 metres. The proposed dwelling has been designed with a hipped slate roof with its walls to be constructed in weathered red facing bricks.

2. Policies

2.1 Planning Policy Guidance:

PPS1	-	Delivering sustainable development
PPS7	-	Sustainable development in rural areas

2.2 Herefordshire Unitary Development Plan 2007:

S1	-	Sustainable development
S3	-	Housing
DR1	-	Design
DR2	-	Land use and activity
DR4	-	Environment

H13	-	Sustainable residential design
H16	-	Car parking
T11	-	Parking provision

3. Planning History

- 3.1 CE2006/1374/O Proposed dwelling. Approved 26 July 2006
- 3.2 DCCE2005/3072/O Proposed dwelling. Refused 15 November 2005.
- 3.3 95/0035/PF Two-storey extension. Approved 27 February 2005.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: No objection.

Internal Council Advice

- 4.2 The Traffic Manager: No objection.
- 4.3 Environmental Health Officer: No response.
- 4.4 Conservation Manager (Arboriculturist): No response.

5. Representations

- 5.1 Hereford City Council: No response.
- 5.2 Two letters of representation have been received from Mr & Mrs Williams of 24 Folly Lane and Ken Mallender of 11 Folly Lane. The main points raised are:
- Proposed balcony on top of garage would encroach onto 11 Folly Lane's privacy;
 - Concerned about the length of the proposed house to that of number 24 Folly Lane;
 - Concerned with the height of the proposed property and its impact of the side windows of number 22 Folly Lane; and
 - Elevations on plans labelled wrong (amended plans have now been submitted correcting this).
- 5.3 The consultation period does not elapse until 20 May 2009. Any additional representations received will be summarised in the update sheet.
- 5.4 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 application site has the benefit of an extant outline planning permission, which establishes the principle of a dwelling on the site. The main issues are the scale and design of the proposed dwelling, the impact of the new dwelling on its surroundings, the affect on neighbouring residential amenity and the means of access to and from the site.

- 6.2 In relation to the overall scale of the dwelling, it is considered that it will sit comfortably within the plot and with the retention of the hedge on the boundaries, the dwelling is not considered to have a detrimental impact on the character and appearance of the locality. The scale of the proposed dwelling is considered both proportionate to its plot and in keeping with other properties found along this section of Folly Lane, which is in accordance with policy H13 of the Herefordshire Unitary Development Plan.
- 6.3 The use of bricks and slate are acceptable in this setting and locality, with the integral garage reflecting the change of level across the site and its surroundings. There appears to be adequate private garden areas provided, and the use of the existing access driveway to the integral garage will provide the property with the necessary area for off-road parking and turning within the site, both of which are in accordance with policies DR1, DR3 and H13 of the Herefordshire Unitary Development Plan.
- 6.4 In consideration of the neighbour's comments relating to the balcony, given the distance between the balcony and the neighbouring properties the proposed balcony is not considered to pose a risk to the residential amenity in terms of privacy. There is 33 metres from the new dwelling and number 11 Folly Lane.
- 6.5 The height of the proposed dwelling is 6.2 metres with a floor level of 71.80. There are no first floor windows on the west elevation facing number 24 Folly Lane, with the proposed property set 2.2 metres from its boundary. Number 24 Folly Lane is set 3.6 metres back from the boundary. The proposed dwelling does extend back beyond that of number 24 Folly Lane, however the scale and design of the property are considered sympathetic to its setting in respect of adjoining neighbours and ensures that no overlooking occurs with all first floor windows to the front and rear. The rear first floor window facing number 22 Folly Lane is to be obscure glazed and fixed to ensure no overlooking can occur. The proposed dwelling is also not considered to overshadow the surrounding dwellings.
- 6.6 Overall the proposed dwelling is considered to sit comfortably within its context with its form being in keeping with the general form of properties in the area. Accordingly the proposal is considered to comply with the relevant policies in the Herefordshire Unitary Development Plan and is recommended for approval.

RECOMMENDATION

That approval of reserved matters be granted subject to the following conditions:

1. B03 (Amended plans).

Reason: To ensure the development is carried out in accordance with the amended plans and to comply with the requirements of Policy DR1 of Herefordshire Unitary Development Plan.

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. F08 (No conversion of garage to habitable accommodation).

Reason: To ensure adequate off street parking arrangements remain available at all times and to comply with Policy H18 of Herefordshire Unitary Development Plan.

4. F14 (Removal of permitted development rights).

Reason: In order to protect the character and amenity of the locality, to maintain the amenities of adjoining property and to comply with Policy H18 of Herefordshire Unitary Development Plan.

5. H06 (Vehicular access construction).

Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan.

6. H09 (Driveway gradient).

Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan.

7. H13 (Access, turning area and parking).

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. HN05 - Works within the highway.**
- 2. HN10 - No drainage to discharge to highway.**
- 3. N15 - Reason(s) for the Grant of PP/LBC/CAC.**
- 4. N19 - Avoidance of doubt - Approved Plans.**

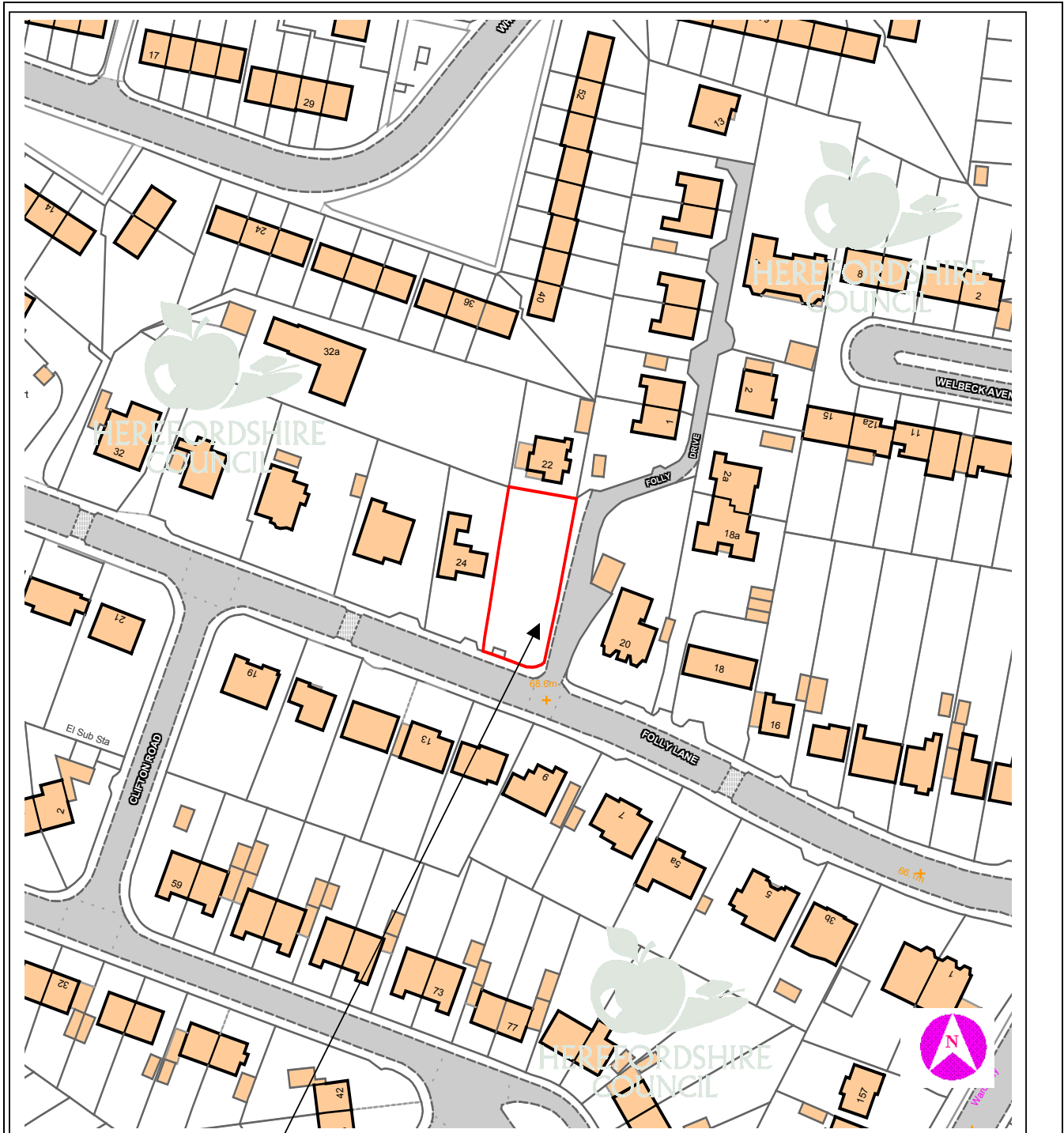
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2009/0755/RM

SCALE : 1 : 1250

SITE ADDRESS : 22 Folly Lane, Hereford, Herefordshire, HR1 1LY

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