

6 DCCE2003/2159/F - FIRST FLOOR BEDROOM EXTENSION AND LIFT FOR DISABLED USE TO SIDE OF PROPERTY AT 24 HOPTON CLOSE, BARTESTREE, HEREFORDSHIRE, HR1 4DQ

For: Mr. J.W. Locke of the same address

Date Received: 16th July 2003

Ward: Hagley

Grid Ref: 56158, 41408

Expiry Date: 10th September 2003

Local Member: Councillor R.M. Wilson

1. Site Description and Proposal

- 1.1 The application site is a detached modern dwelling set within a cul-de-sac of similar dwellings within the village of Bartestree. The dwelling is currently a three bed property with a minimum of two car parking spaces off road to the front of the property. A small ground floor lean-to extension has already been added to the property and this is set back 6 metres from the front of the dwelling and wraps around to the rear.
- 1.2 The proposal is to create at first floor extension above the existing ground floor extension at the side of the property. This does not extend around to the rear of the dwelling. The rear extension would remain as ground floor only. The extension would be 2.5 metres in width and would project back by 3.7 metres in line with the rear of the dwelling at first floor level. The proposal would have a hipped roof and the plans (amended) show the windows in the front and rear elevations as being obscure glazed. Internally the extension will increase the size of bedroom three.
- 1.3 The purpose behind this application is to accommodate a larger bedroom to aid in the care of the applicant's disabled son. The enlarged room would allow the installation of a lift (which manufacturers recommend be fixed to a structural/outside wall). A lift in this area would also allow easy access to the adapted bathroom on the ground floor from the first floor. At present a small bedroom on the ground floor next to the bathroom is used but this is restricted in size and unsuitable for night time care.
- 1.4 The application was amended as a result of a letter of objection from the owner of the neighbouring property. The alterations were introduced to help alleviate the concerns raised and include the hipped roof design and introduction of obscure glazed windows to the front and rear elevations.

2. Policies

2.1 Planning Policy Guidance:

PPG1	-	
PPG3	-	Housing
PPG13	-	Transport

2.2 Hereford and Worcester Structure Plan:

- Policy H16a - Housing in Rural Areas
- Policy H20 - Housing in Rural Areas outside the Greenbelt

2.3 South Herefordshire District Local Plan:

- Policy GD1 - General Development Criteria
- Policy SH23 - Extensions to Dwellings

2.4 Unitary Development Plan (Deposit Draft):

- Policy DR1 - Design
- Policy H18 - Alterations and Extensions

3. Planning History

- 3.1 Application number CE2002/2981/F for a proposed bedroom and veranda for disabled use was refused planning permission on the 2nd December 2002. The reason for this was the concern regarding overlooking from the veranda.

4. Consultation Summary

Internal Council Advice

- 4.1 Head of Engineering and Transportation has no objection.

5. Representations

- 5.1 The applicant has submitted a brief letter that makes the following points:

- They have explored all possibilities concerning the provision of a room for their disabled son and feel that the plans submitted are the only way to extend in relation to the lift shaft manufacturers recommendation.
- Extending above the utility room is not possible as the space is required for large wheel chairs and hoists.
- The proposed extension will not block out light to any adjacent property and other extensions on the estate that are much closer have been passed.
- As a builder for many years I would not construct any extension if I felt it would be out of character with the surrounds.
- Stress that the extension is urgently required on the first floor due to night care, and the fact that our son is unhappy to sleep alone on the ground floor.

- 5.2 Bartestree Parish Council has no adverse comments to make on this application.

- 5.3 Letters of objection have been submitted by G.A. Gough of 25 Hopton Close. Mr. Gough was re-consulted on the amended scheme that came about as a result of his initial. Both letters raise the same issues and are summarised as follows:

- The affect of the extension will be to cut off considerably the light available to the rear entrance to the house, porch and toilet window, all of which are south facing. Also there will be a claustrophobic effect felt from such a high wall with only a 5 foot gap. The change made to the roof in the revised plans will make no difference whatsoever.
- The north facing window would give a view (albeit at an angle) into the bathroom and would impinge on privacy of persons using the bathroom. Note the use of obscure glazing but concern over opening windows and retention of obscure glazing.
- Concern relating to noise that could come from the use of the lift, even if soundproofed. Sceptical of removing noise altogether.

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 key considerations in determining this application are the principle of the proposed extension, its design and any resulting impact of the proposed extension in the amenities of the neighbouring property and impact on the character and appearance of the dwelling.
- 6.2 Policy SH23 of the South Herefordshire District Local Plan allows for extension to existing homes providing that the proposal is in keeping with the character of the existing dwelling in terms of mass, scale, design and materials. The existing dwelling remains the dominant feature in any resulting scheme. Having regard to this it is considered that this extension is clearly subservient to the existing dwelling and the extensions, mass, form, design and materials are in keeping with the existing dwelling.
- 6.3 In terms of the impact on the amenities of the neighbouring property the applicant has altered the original submission to address some of the concerns that have been raised by their neighbour. As a result of this the roof has been hipped reducing the impact and bulk of the extension. Due to the relatively minimal size of the proposed extension (2.7 metres x 3.7 metres), the design and siting of the extension and the fact that it does not project to the rear, this extension would not be overbearing on the dwelling, walkway or garden of the neighbouring property.
- 6.4 The issue of overlooking and loss of privacy can be addressed by the insertion of obscure glazed windows that are fixed shut in the front and rear elevations (as shown). This can be controlled via a condition that would ensure its retention. A third bedroom window that is existing will remain and this will not alter, allowing ventilation to the room.
- 6.5 The letter of objection also raises concern regarding the noise of the proposed lift. This lift would be attached to the external wall of the extension and there is a walkway between the dwellings. Considering that lift is for use by one person within a domestic situation the use is unlikely to be excessive. Noise attenuating insulation could be provided to reduce noise levels, details of which can be submitted for approval prior to the installation of the lift. The condition can also ensure its retention in the future.

- 6.6 The personal circumstances of the applicant and the need for a sizeable bedroom and access to the adapted bathroom facilities have been considered. Other alternatives have been explored, but due to the internal layout of the dwelling and the recommendations of the lift manufacturers, this proposal is the only workable method of extending the property to accommodate their needs.
- 6.7 To conclude, the proposal is acceptable in principle in accordance with Policy GD1 and SH23 of the South Herefordshire District Local Plan. The design and the impact upon the character of the area and upon neighbouring properties are also considered acceptable and conditional approval is therefore recommended.

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. **Prior to the use or occupation of the extension hereby permitted, and at all times thereafter, the window[s] marked "X" on the approved plans shall be glazed with obscure glass only and shall be non-opening.**

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

4. **Prior to the installation of the proposed lift, full manufacturer details of the lift, including the method of fixing and noise insulation shall be submitted to and approved in writing by the local planning authority. The lift shall be installed in accordance with these details and the insulation retained until such time that the lift is removed.**

Reason: In the interests of the amenities of the neighbouring property.

Notes to Applicant:

1. **N03 - Adjoining property rights.**
2. **N14 - Party Wall Act 1996.**
3. **The decision to grant planning permission has been taken having regard to the policies and proposals in the South Herefordshire District Local Plan set out below, and to all relevant material considerations including Supplementary Planning Guidance:**

**Policy GD1 - General Development Criteria
Policy SH23 - Extensions to Dwellings**

This informative is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report by contacting Reception at Blueschool House, Blueschool Street, Hereford (Tel: 01432-260342).

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.