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| MEETING: | PLANNING COMMITTEE |
| DATE: | 14 APRIL 2010 |
| TITLE OF REPORT: | DMCW/100454/FH - SINGLE STOREY EXTENSION, NEW BAY WINDOWS AND HIPPED SLATE ROOF TO REPLACE EXISTING FLAT ROOF AT 8 LEIGH STREET, HEREFORD, HEREFORDSHIRE, HR4 9PD For: MR R CHEASLEY, 8 LEIGH STREET, WESTFIELDS, HEREFORD, HR4 9PD |

Date Received: 4 March 2010

Ward: Three Elms

Grid Ref: 349445,241598

Expiry Date: 29 April 2010

Local Members: Councillors PA Andrews, SPA Daniels and AM Toon

1. Site Description and Proposal

1.1 The application site is a 1930's style two storey semi detached house fronting the turning head of a short cul-de-sac within an established residential area off Grandstand Road. The external appearance of the house is characterised by a slate covered hipped roof a half width, two storey, gable fronted projecting bay with pseudo timber framework and like the neighbouring house and the other terraced houses in Leigh Street the external walls are faced with red brick at ground floor level and roughcast render at first floor level. A flat roofed two storey extension projects 3.60 metres from the rear wall of the house at a distance of 1.40 metres from the side boundary with the adjacent semi. Attached to the rear of the extension is a short flat roofed single storey projection.

1.2 It is proposed to carry out the following alterations:-

- a) Construct two chamfered bay windows with brick plinth and flat roofs. around the two existing ground floor front windows.
- b) Construction of a hipped roof over the existing two storey rear extension using Welsh slates to match existing.
- c) Erection of a single storey lean-to style extension between the west facing side wall of the existing two storey rear extension and the rear main wall of the house. It would have full length folding patio doors to the side elevation and three roof lights. Facing materials would be facing bricks and Welsh slates to match existing.
- d) Replace the existing windows with small pane glazing.

2. Policies

2.1 Herefordshire Unitary Development Plan:

- S1 - Sustainable Development
- S2 - Development Requirements
- DR1 - Design
- H13 - Sustainable Residential Design
- H18 - Alterations and Extensions

3. Planning History

- 3.1 DMCW/093174/FH Single storey extension to kitchen, new bay windows to front and timber weather boarding to replace existing roughcast render. Withdrawn 01/03/2010.

4. Consultation Summary

- 4.1 None.

5. Representations

- 5.1 Hereford City Council: No objection.

6. Officer's Appraisal

- 6.1 The applicant is an employee of Herefordshire Council and holds a politically restricted post.
- 6.2 This proposal differs from the previous withdrawn application in that it is no longer proposed to clad the first floor external wall surfaces of the house with timber weather boarding or clad the existing and proposed roof with concrete interlocking tiles.
- 6.3 The streetscape character of the surrounding area is derived from the simple and homogenous elevational character and scale of the mature two storey dwellings. In this context it is considered that the proposed hipped roof addition over the existing two storey rear extension and the proposed single storey extension are in keeping with the character of the existing dwelling in terms of scale, mass, siting, detailed design and materials and would not have an adverse impact on the amenity of neighbouring residents.
- 6.4 The other alterations are of a relatively minor nature and are reasonably in character with the surrounding area.
- 6.5 In the circumstances it is considered that the proposals will not conflict with the design requirements of the relevant Herefordshire Unitary Development Plan policies and are acceptable.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 A01 Time limit for commencement (full permission).**
- 2 B01 Development in accordance with the approved plans (drawing nos. RAC/1, RAC/2, RAC/3).**
- 3 C03 Matching external materials (general).**
- 4 I16 Restriction of hours during construction.**

Informatives:

- 1 NC01 Alterations to submitted/approved plans.**
- 2 N15 Reason(s) for the Grant of PP/LBC/CAC.**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DMCW/100454/FH

SITE ADDRESS : 8 LEIGH STREET, HEREFORD, HEREFORDSHIRE, HR4 9PD

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Further information on the subject of this report is available from Mr D Dugdale on 01432 261566