

<b>MEETING:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>21 JULY 2010</b>
<b>TITLE OF REPORT:</b>	<b>DMS/101526/FH - PROPOSED SINGLE STOREY FRONT EXTENSION AT 236 GRANDSTAND ROAD, HEREFORD, HR4 9LS.</b>  <b>For: Mr and Mrs White, 236 Grandstand Road, Hereford, HR4 9LS.</b>

**Date Received: 18 June 2010**

**Ward: Three Elms**

**Grid Ref: 349344,241789**

**Expiry Date: 13 August 2010**

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

## **1. Site Description and Proposal**

- 1.1 The application site comprises a detached dwelling that forms part of a crescent of seven very similar two storey detached dwellings. These front a small, shared area of open space that is laid to grass with mature trees and landscaping. The site is on the northeast side of and set back from Grandstand Road.
- 1.2 The property, like its neighbours, has a small single storey lean-to porch to its right hand side that projects 1.7 metres forward of the front elevation. The proposal is to erect an extension to the front elevation of the property adjacent to this porch. The lean-to extension would project 2.5 metres and be 4.9 metres wide. The extension would have an eaves height of 2.2 metres and ridge height of 3.8 metres would be constructed of materials to match the existing dwelling. The porch/hallway would be retained in its current form.
- 1.3 This application has been referred to Committee as the applicant is employed in Planning Services.

## **2. Policies**

- 2.1 Herefordshire Unitary Development Plan 2007:
- DR1 - Design  
H18 - Alterations and Extensions

## **3. Planning History**

- 3.1 DMCW/100921/FH Single storey front extension. Withdrawn 21/06/2010.

## **4. Consultation Summary**

- 4.1 No statutory consultees.

4.2 No Internal Council advice.

**5. Representations**

5.1 Hereford City Council make no comment.

5.2 The consultation period expires on 14 July 2010. Any representations will be reported at Committee.

**6. Officer's Appraisal**

6.1 The crescent of dwellings that the application property sits amongst has a strong sense of symmetry and the main issue in considering this application relates to whether the proposed front extension would alter the balance of this symmetry or impact on the amenities enjoyed by the neighbouring properties that are in close proximity.

6.2 The proposal has been revised from that in the previous application, reducing its width and length so that the form and mass is less dominant. As such it is now considered to be in keeping with the character of the existing dwelling and its surroundings in terms of scale, mass, siting and detailed design helping to retain that strong sense of symmetry. In reducing the overall size of the extension and in retaining the porch in its current form the proposal is also now acceptable in relation to its impact on the amenities of the adjoining property. As such the proposal complies with Policies DR1 and H18 of the Herefordshire Unitary Development Plan and is recommended for approval subject to conditions relating to the use of materials.

**RECOMMENDATION**

**That planning permission be granted subject to the following conditions:**

- 1 A01 Time limit for commencement (full permission)**
- 2 B02 Development in accordance with approved plans and materials**

**INFORMATIVE:**

- 1 N15 Reason(s) for the Grant of PP/LBC/CAC**

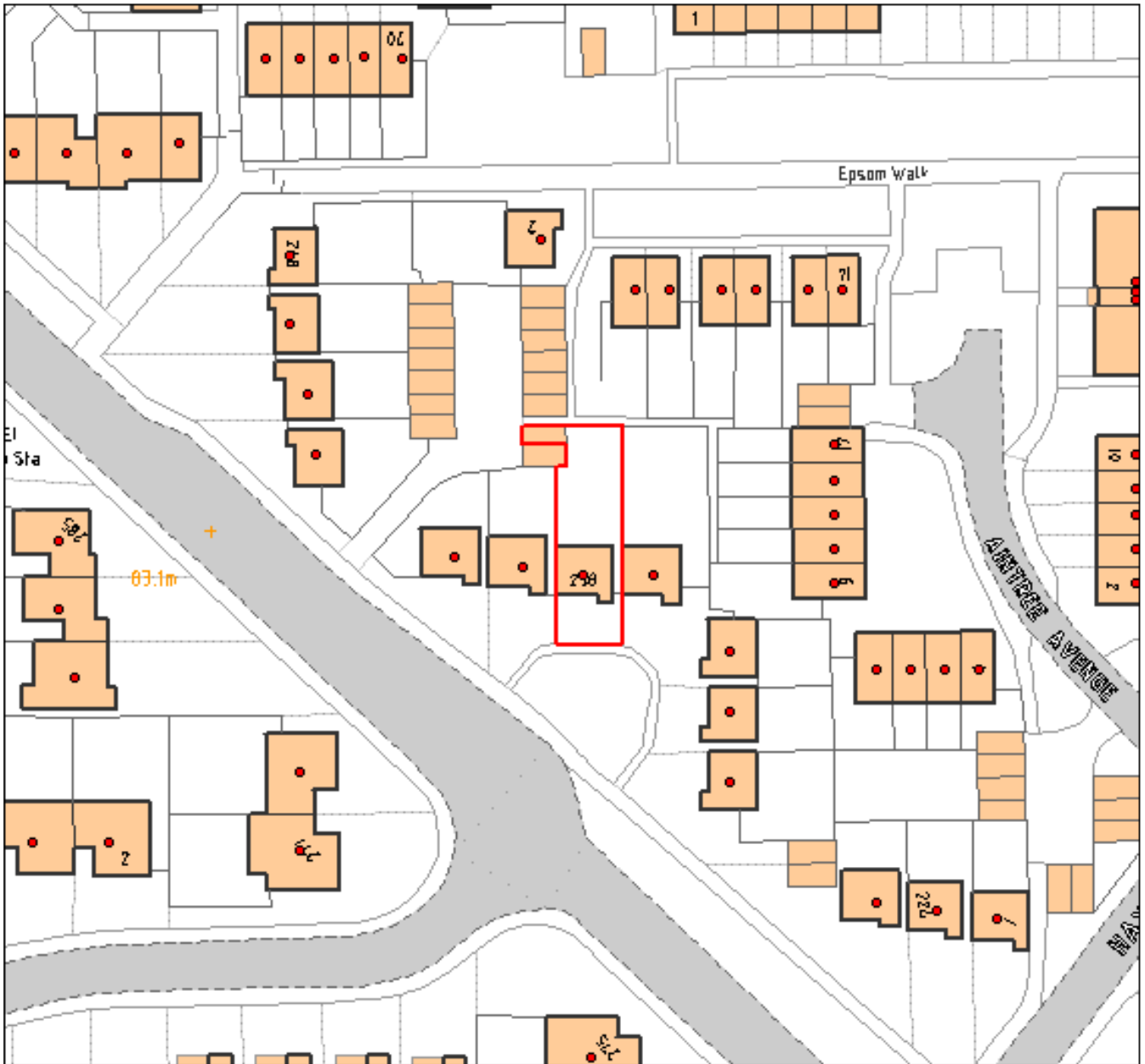
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DMS/101526/FH

**SITE ADDRESS :** 236 GRANDSTAND ROAD, HEREFORD, HR4 9LS

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Further information on the subject of this report is available from Ms K Gibbons on 01432 261781