

MEETING:	PLANNING COMMITTEE
DATE:	13 OCTOBER 2010
TITLE OF REPORT:	<p>DMS/101822/FH- PROPOSED SINGLE STOREY EXTENSION AND ALTERATIONS TO CAR PARKING ARRANGEMENTS AT STONE LEA, RECTORY ROAD, HAMPTON BISHOP, HEREFORDSHIRE, HR1 4JU</p> <p>For: Mr Watts per Mr Stephen Potter, Pomona Office Kings Acre Road, Hereford, , HR4 0SN</p>

Date Received: 19 July 2010

Ward: Backbury

Grid Ref: 355558,238299

Expiry Date: 6 October 2010

Local Member: Councillor JE Pemberton

1. Site Description and Proposal

- 1.1 This application is reported to Committee because the applicant is an employee of Herefordshire Council and holds a politically restricted post.
- 1.2 Stone Lea is a link detached bungalow on the southern side of Rectory Lane, Hampton Bishop. The bungalow is of facing stone and brick construction with a tiled roof. The site lies within the Hampton Bishop Conservation Area and a Grade II Listed Building, Box Tree Cottage, is situated to the northeast. The site is within a level 2 and 3 Flood Zone. Levels are relatively flat within the site, with residential development either side of the property and an orchard to the rear.
- 1.3 The proposed development comprises two components. Firstly, the removal of the existing flat roofed, covered yard/passage way, garage and utility room to the western, side elevation of the dwelling and replacement with an extension of a 'L' shaped footprint, wrapping around the rear elevation. The proposed extension would provide a kitchen/dining/living area and bedroom with en-suite facilities. The extension would have a width of 3.1 metres, from the front elevation, and would project some 2.6 metres beyond the existing rear elevation. The roof height would be some 4.1 metres, which is the same height as the existing. Matching materials are proposed.
- 1.4 The second element of the proposal is to extend the existing hardstanding, to the front of the property, to provide an enlarged parking/turning area. A gravelled and concrete surface is proposed. There is an existing hedgerow and a tree alongside and parallel with the lane.

2. Policies

- 2.1 Department of Environment:

- PPS5 - Planning for the Historic Environment
- PPS25 - Development and Flood Risk

2.2 Herefordshire Unitary Development Plan:

- S1 - Sustainable Development
- S2 - Development Requirements
- S7 - Natural and Historic Heritage
- DR1 - Design
- DR7 - Flood Risk
- H7 - Housing in the Countryside Outside Settlements
- H18 - Alterations and Extensions
- HBA6 - New Development within Conservation Areas
- LA5 - Protection of trees, woodlands and hedgerows

3. Planning History

3.1 None.

4. Consultation Summary

Statutory Consultees

4.1 None.

Internal Council Advice

4.2 Traffic Manager: Recommends conditions.

4.3 Conservation Manager: Removal of garage and erection of extension is acceptable in principle. Materials should match the existing. Careful consideration should be given to ensuring the enlarged parking/turning area surfacing would not be harmful to the tree.

5. Representations

5.1 Hampton Bishop Parish Council: No comments received at time of report.

5.2 A Flood Risk Assessment was submitted with the application. In summary this states:

- The applicant is aware that the property lies in flood zones 2 and 3, as family members have lived in the property for over 20 years.
- Although there is a history of flooding in the area, the dwelling is well elevated from the roadway and surrounding ground, such that no flood waters have ever entered the property to date.
- Proposed floor level will match the existing and therefore there will be no greater risk of the flooding of the extension than the dwelling.
- Extension will increase roof area by approximately 3.6 square metres, which would not unduly affect the volume of rainwater to be disposed of. Rainwater would be directed into soakaways within the site.
- Extended parking/turning area would have a permeable surface for rainwater to soak through.
- Applicant has been advised to study the Environment Agency's document 'Prepare Your Property for Flooding' and also to sign up for their flood warnings.

- 5.3 The notification period does not elapse until 6 October 2010. Any representations received after this report was produced will be summarised in the update sheet.
- 5.4 The full text of these letters can be inspected at Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Committee meeting.

6. Officer's Appraisal

- 6.1 The main considerations in the determination of this application are the impact of the development on the neighbouring property, the character and appearance of the Conservation Area, flooding and highway safety.
- 6.2 Policy H18 of the HUDP sets out the requirements for extensions to dwellings and buildings incidental to the use of the dwellinghouse. The policy requires that the original dwelling remains the dominant feature and that the new development is in keeping with the character of the existing dwelling in terms of scale, mass, siting, detailed design and materials, amongst other criteria. With regards the proposed extension, it would be small in scale and would predominantly represent a replacement in terms of floor area. The extension would be read as a modest, subservient addition. The pitched roof would complement the existing property, as would the overall design and materials. In respect of the impact upon the neighbour, the extension would only project 2.6 metres beyond the rear elevation. The neighbours' property has a similar element to the rear, albeit of a flat roofed design. The extension would be to the east of the neighbour. By virtue of this orientation and the minimal height of the extension it is considered that the proposal would not adversely affect their residential amenity.
- 6.3 PPS5 Planning for the Historic Environment and policy HBA6 of the Herefordshire Unitary Development Plan set out the criteria for development in Conservations Areas. It is required that developments either preserve or enhance the character and appearance of the Conservation Area. The proposed extension is small in scale and in keeping with the character and appearance of the existing property. It would not be prominent in the Conservation Area, being set back from the lane. As such the extension would preserve the existing character and appearance of the Conservation Area. With regards the proposed area of hardstanding for parking/turning, this would be largely obscured by the existing hedgerow, particularly when approaching the site from the east. With regards the existing tree, the Conservation Manager considers that it makes a valuable contribution to the character and appearance of the Conservation Area. To ensure its retention a condition controlling this and the submission of details of the consolidation, surfacing and drainage of the parking/turning area is recommended.
- 6.4 PPS25 Development and Flood Risk and policy DR7 of the Herefordshire Unitary Development Plan set out the criteria for development in flood risk areas. The proposal provides for the floor area of the extension to be the same as the existing. By virtue of this and due to the extension predominantly being a replacement of an existing part of the property it is considered that the extension would not increase the flood risk of the site. With regards the parking/turning area, this would be finished with a permeable gravel materials. A condition requiring detailed construction and surfacing materials, to ensure that there is no surface run off from the site would satisfactorily control the matter.
- 6.5 The proposal would result in the loss of a garage, but would provide an enlarged parking/turning area. This would reduce the need for on-road parking on Rectory Lane, which is relatively narrow. The Traffic Manager has no objection to the proposal, subject to a condition regarding the laying out of the area.
- 6.6 In conclusion, the proposal is considered to accord with both national and local planning policies and there are no material planning considerations to suggest a decision to the contrary should be made.

RECOMMENDATION

Provided that no representations are received that raise material planning considerations 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**
- 3 H13 Access, turning area and parking**
- 4 G02 Retention of trees and hedgerows**

INFORMATIVES:

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

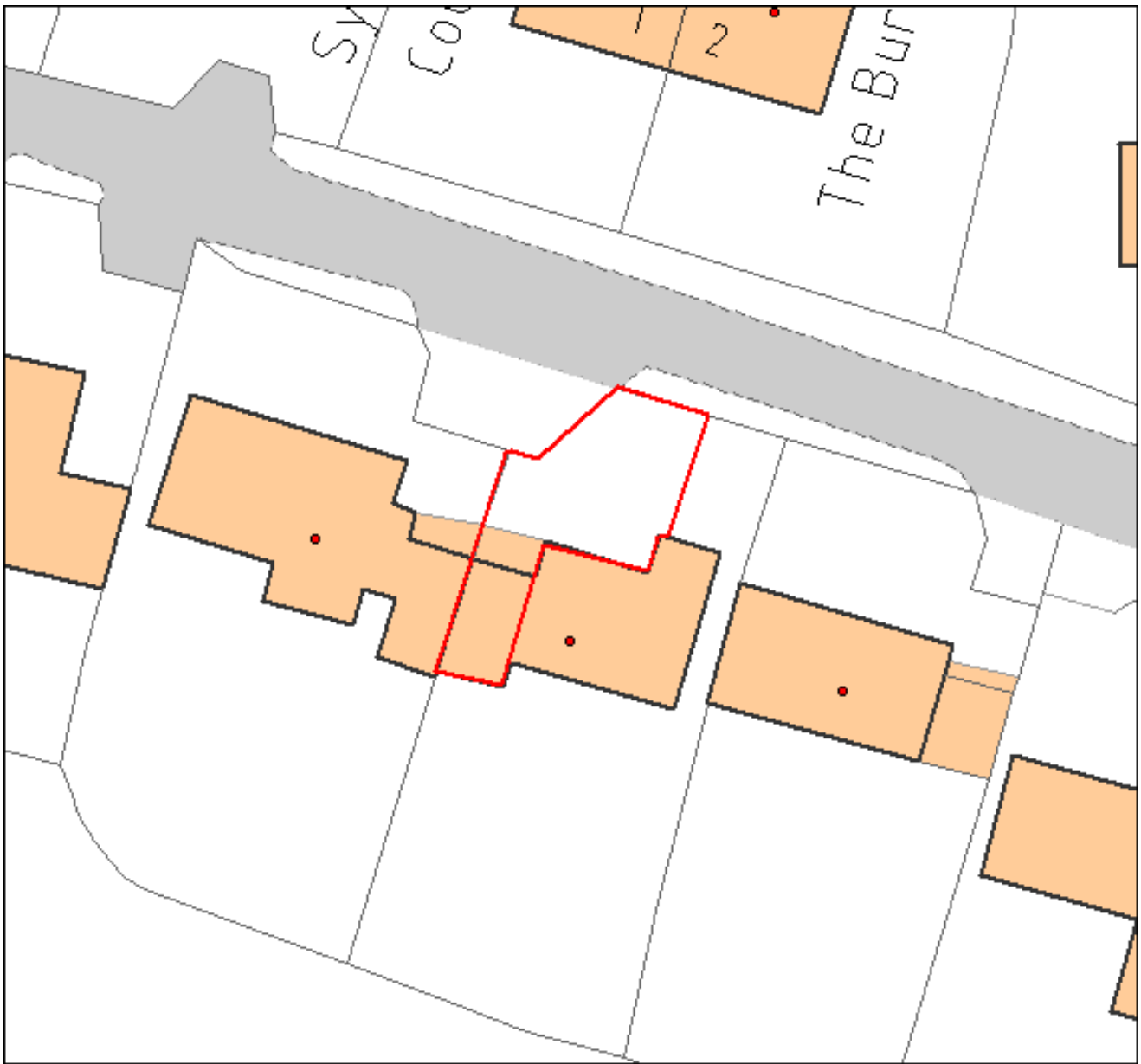
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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SITE ADDRESS : STONE LEA, RECTORY ROAD, HAMPTON BISHOP, HEREFORDSHIRE, HR1 4JU

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