

3 DCCE2004/0347/F - REPLACEMENT DETACHED GARAGE AND POTTING SHED AND WIDENING OF ENTRANCE GATES AT 88 HAMPTON PARK ROAD, HEREFORD, HEREFORDSHIRE, HR1 1TL

4 DCCE2004/0348/C - DEMOLITION OF EXISTING GARAGE AND POTTING SHED AT 88 HAMPTON PARK ROAD, HEREFORD, HEREFORDSHIRE, HR1 1TL

**For: Mr & Mrs M Broad per Drawing & Design Services,
251 Kings Acre Road, Hereford, HR4 0SR**

Date Received: 2nd February 2004

Ward: Tupsley

Grid Ref: 53138, 39176

Expiry Date: 29th March 2004

Local Member: Councillors G.V. Hyde, Mrs. M.D. Lloyd-Hayes, W.J. Walling

1. Site Description and Proposal

1.1 The application site comprises a semi-detached house positioned on the south side of Hampton Park Road within the Established Residential Area and Conservation Area. To its side is an existing detached single garage and potting shed positioned approximately 0.7 metres from the common boundary with the neighbouring house, The Grange, Litley Court. The Grange is positioned approximately 2.4 metres beyond the common boundary with the application site.

1.2 The proposal is to demolish the existing garage and potting shed and erect a new, larger garage and potting shed in their place. The new building would measure 7.6 metres in length by 2.8 metres wide by approximately 2.8 metres high at the flat roof and would be positioned 0.6 metres from the common boundary with The Grange. New paving and changes to the driveway would also be carried out, these not requiring planning permission.

2. Policies

2.1 Hereford Local Plan

ENV14 – Design

H12 – Established residential areas

CON12 – Conservation areas – development proposals

H16 – Alterations and extensions

2.2 Herefordshire UDP (Deposit Draft)

DR1 – Design

H18 – Alterations and extensions

HBA6 – New development within conservation areas

3. Planning History

3.1 There is no relevant planning history.

4. Consultation Summary

Statutory Consultations

4.1 There are no statutory consultations.

Internal Council Advice

4.2 Head of Engineering and Transportation : recommends conditions.

4.3 Chief Conservation Officer : No objection

5. Representations

5.1 Hereford City Council : No objection

5.2 Conservation Area Advisory Committee : No objection

5.3 Three objection letters have been received from The Grange, Litley Court, summarised as follows:-

- loss of light to side elevation kitchen window which faces the site.
- loss of view

5.4 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 main issues in this case are the impact of the proposed garage and potting shed on the amenities of the locality and privacy of the neighbouring property.

6.2 Regarding general amenity, the proposed building is in keeping with the style of the existing house, and not dissimilar in form to the existing garage and, as such, would not detract from the character of the area or appearance of the Conservation Area.

6.3 In relation to privacy, the building would be visible from the neighbouring house from both the side garden and side elevation windows. However, having regard to the presence of the existing building on the site (albeit slightly smaller than the proposed building) and the retained "gap" of approximately 3 metres between the buildings, it is not considered that the impact would be sufficiently adverse to warrant an objection based on loss of light. This conclusion is reached having regard to the affected windows being positioned in the side elevation of the neighbouring house where, under normal "urban" conditions, it is usual for light levels to be reduced by the side to side relationships of houses and/or their outbuildings and boundary treatments. As a gesture of good will the applicant has agreed to the rendering and painting of the side elevation of the new building to help address the neighbour's objection.

RECOMMENDATION

That in respect of Item 3, 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 A07 (Development in accordance with approved plans)
Drawing No. DDS0403A.

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

- 3 The materials to be used on the external faces of the proposed development shall be in accordance with the details shown on the submitted application particulars. In particular, the east facing side elevation shall be sand / cement rendered blockwork with a cream coloured final finish.

Reason: To accord with the terms of the application and safeguard amenity.

And, in respect of Item 4, Conservation Area Consent be granted subject to the following condition:

- 1 C01 (Development within open countryside)

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.