

**1 DCSW2004/1022/F - BRICKING-UP FRONT TO PORCH AND NEW DOOR (RETROSPECTIVE APPLICATION) AT 8 BIRCH HILL ROAD, CLEHONGER, HEREFORD, HR2 9RD**

**For: V. Edwards per Mr. R. Morris, 8 Birch Hill Road, Clehonger, Hereford, HR2 9RD**

**Date Received: 22nd March 2004      Ward: Stoney Street      Grid Ref: 45080, 37664**

**Expiry Date: 17th May 2004**

Local Member:      Councillor D. C. Taylor

**1. Site Description and Proposal**

1.1 The application property is a red-brick faced building comprising two properties, numbers 6 and 8 Birch Hill Road. The applicant's property is an upstairs flat reached via its own porch. This block of flats is paired with numbers 10 and 12 Birch Hill Road. The property is 55 metres up hill from the junction of Birch Hill Road and the B4349 road.

1.2 This is a retrospective application for works already undertaken to the porch that serves no. 8 Birch Hill Road. A pair of white doors have been installed in the front of the porch, together with a brick infill wall and side windows.

**2. Policies**

**2.1 South Herefordshire District Local Plan**

Policy GD.1      -      General Development Criteria

Policy SH.23      -      Extensions to Dwellings

**3. Planning History**

3.1 None identified

**4. Consultation Summary**

Statutory Consultations

4.1 No statutory or non-statutory consultations required

Internal Council Advice

4.2 The Head of Engineering and Transportation (Divisional Surveyor) has no objection to the grant of planning permission.

**5. Representations**

5.1 The Parish Council's observations are awaited.

5.2 One letter of objection has been received from Mr. C. D. Griffiths, 12 Birch Hill Road, Clehonger, HR2 9RD. The following main points are raised:

- why was the bricking up and addition of new front doors carried out 3/4 weeks ago and you are only writing to me now?
- thought planning permission should be sought first
- no mention of concrete step, it causes an obstruction
- eye-sore, out of keeping with the building.

The full text of this letter can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

**6. Officers Appraisal**

6.1 The main issue is considered to be the impact of the development on the amenity of the area. Planning permission is required for the infilling of the porch as it is not for a single dwelling house, as defined in the Town and Country Planning Act 1990. This is as the property served by the porch is an upstairs flat.

6.2 It is considered that the work carried out does not impact on the other adjoining flats, which was at the risk of the owner, is satisfactory in appearance given the building is set 10 metres back from the road and is partially screened by roadside hedging. Birch Hill Road is also one on which, as in the rest of Clehonger, a variety of additions, and new doors have been installed often without the need for planning permission. It is not considered that there are reasonable grounds for withholding planning permission for the works undertaken.

**RECOMMENDATION**

**That planning permission be granted.**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.