

4 DCCE2004/2658/F - DEMOLISH AND REBUILD EXISTING GARAGE AND ADD FIRST FLOOR EXTENSION AT 6 ST. PAUL ROAD, HEREFORD, HR1 1SR**For: Mr. & Mrs. D. McLaren per Mr. Griffiths, 41 Widemarsh Street, Hereford, HR4 9EA****Date Received: 19th July, 2004****Ward: Tupsley****Grid Ref: 52877, 39683****Expiry Date: 13th September, 2004**

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

1. Site Description and Proposals

- 1.1 The application seeks planning permission for the demolition of the existing integral single garage and erection of a new integral garage with first floor extension over.
- 1.2 The existing dwelling is a two storey semi-detached with fully hipped gable, characteristic of the wider area. The proposed extension would project 3.5 metres from the side of the dwelling, which is identical to the existing and occupies broadly the same footprint. In order that the original dwelling is retained as the dominant feature the building line is set back and the ridge line kept lower.

2. Policies

2.1 Hereford Local Plan:

Policy ENV14	-	Design
Policy H12	-	Established Residential Areas – Character and Amenity
Policy H14	-	Established Residential Areas – Site Factors
Policy H16	-	Alterations and Extensions

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S2	-	Development Requirements
Policy H18	-	Alterations and Extensions
Policy DR1	-	Design

3. Planning History

- 3.1 None relevant to the consideration of this application.

4. Consultation SummaryStatutory Consultations

- 4.1 No statutory consultations were necessary.

Internal Council Advice

4.2 Head of Engineering and Transportation - no objection.

5. Representations

5.1 Hereford City Council: "Concern at potential extinguishing of access to rear of property."

5.2 One letter of objection has been received from Mr. & Mrs. Godsall, 7 St. Paul Road, Hampton Dene, Hereford.

5.3 The concerns raised can be summarised as follows:

- Loss of privacy through the introduction of an additional bedroom window at first floor level.
- The first floor extension over the garage would extinguish the view of Haugh Wood and Checkley Wood that No. 7 St. Paul Road currently enjoys.

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 application seeks planning permission for the removal of the existing monopitch integral garage and erection of a replacement garage with first floor extension over.

6.2 The key issues for consideration in the determination of this application are as follows:

- (a) the scale of development in relation to both the existing dwelling and the character and appearance of the wider area;
- (b) the effect of the proposal upon the amenities of neighbouring occupiers.

The Scale of Development

6.3 In considering extensions to dwellings regard must be had to Policy H16 of the Hereford Local Plan, which states that alterations and extensions should be in scale and in keeping with the character of the existing building and its surroundings.

In this regard, the proposal is considered acceptable. The building line of the proposed extension has been set back from that of the original dwelling, which, when taken in conjunction with a lower ridge height creates a sense of subservience, allowing the original dwelling to remain as the dominant feature in the resultant scheme.

The Affect upon the Residential Amenity of Neighbours

6.4 The letter of representation makes reference to the potential for direct interlooking from the window at first floor level, and those in the dwelling immediately opposite.

Bedroom windows already exist at first floor level at No. 6 and consequently interlooking is already a possibility. By virtue of being set back, the window in the first floor extension would be approximately 20 metres from the windows opposite. This

distance is considered acceptable and would not in the Officer’s opinion constitute a substantive reason for refusal of the development, given the local context.

6.5 The letter of representation also makes reference to a loss of view. Although regrettable this does not form a material planning consideration.

6.6 In summary, it is considered that the proposal accords with the relevant plan policy in terms of scale, design and impact on residential amenity. As such it is recommended that planning permission be granted.

RECOMMENDATION

That 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. A06 (Development in accordance with approved plans).

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

3. B02 (Matching external materials (extension)).

Reason: To ensure the external materials harmonise with the existing building.

4. E17 (No windows in side elevation of extension).

Reason: In order to protect the residential amenity of adjacent properties.

Informative:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.