

MEETING:	PLANNING COMMITTEE
DATE:	29 AUGUST 2012
TITLE OF REPORT:	<p>N121172/FH - PROPOSED FIRST FLOOR EXTENSION TO EXISTING BUNGALOW TO PROVIDE TWO STOREY ELEMENT INCORPORATING DORMER WINDOWS AND ONE AND A HALF STOREY WINGS AT 1 BALLARD CLOSE, COLWALL, HEREFORDSHIRE, WR13 6RD</p> <p>For: Ms O'Connell per Mr Derrick Whittaker, 1 Farjeon Way, New Mills, Ledbury, Herefordshire HR6 2FU</p>
WEBSITE LINK:	http://www.herefordshire.gov.uk/housing/planning/58286.aspx?ID=121172&NoSearch=True

Date Received: 20 April 2012

Ward: Hope End

Grid Ref: 375572,242698

Expiry Date: 15 June 2012

Local Members: Councillors AW Johnson and C Attwood

1. Site Description and Proposal

- 1.1 This site is located in a modern residential housing estate within the village boundary of Colwall. The site itself is a bungalow within a small residential cul-de-sac. There are existing dwellings on either side of the site and to the front and rear. The other dwellings in the cul-de-sac are two storey dwellings. The bungalow itself has red facing brick on the external walls with concrete tiles on the roof.
- 1.2 The proposal is to extend the existing bungalow upwards to form a two storey dwelling. The existing footprint will stay the same except for the existing conservatory on the south east corner being replaced with a single storey extension of a similar size. The roof line will rise by 2.5 metres i.e. from 4.5 metres to 7 metres above ground level. The front and rear gables will be 7.8 metres above ground level. The new external walling will be finished in cream coloured render with facing brick on the north elevation to match the existing. The roof covering will be Redland Cambrian slate interlocking roof tiles. In addition the existing tarmac driveway will be widened to a new width of 8 metres. The scheme as originally submitted had a first floor balcony on the rear but this has now been omitted from the scheme.

2. Policies

2.1 National Planning Policy Framework

2.2 Herefordshire Unitary Development Plan:-

- S2 - Development Requirements
- DR1 - Design
- DR3 - Movement
- H4 - Main Villages: Settlement Boundaries

Further information on the subject of this report is available from Mr N Banning on 01432 383093

- H13 - Sustainable Residential Design
- H18 - Alterations & Extensions
- LA1 - Areas of Outstanding Natural Beauty
- T11 - Parking Provisions

2.3 Colwall Village Design Statement

Malvern Hills Area of Outstanding Natural Beauty Management Plan 2009 - 2014.

2.4 The Unitary Development Plan policies together with any relevant supplementary planning documentation can be viewed on the Councils website by using the following link:-

<http://www.herefordshire.gov.uk/housing/planning/29815.aspp>

3. Planning History

3.1 N120278/CE – Pre application advice to extend an existing brick built bungalow by adding a first floor. Advice letter dated 17 February 2012

4. Consultation Summary

Statutory Consultations

4.1 None Required

Internal Consultations

4.2 The Transport Manager recommends that a condition be imposed requiring the enlarged parking facilities to be properly consolidated, surfaced and drained.

4.3 The Conservation Manager comments that the established trees within Ballard Close are important to the character of the area but will not be significantly impacted. The proposed extension to the property will restrict some views towards the Malvern Hills and significantly alter the appearance of Ballard Close.

5. Representations

5.1 The applicant's agent states that the ridge line of the two storey element will be no higher than the existing neighbouring dwellings whilst the ridge line of the wings will be lower to reduce the overall impact of the extension. The bungalow is bounded by full two storey dwellings suggesting that a 1½ - 2 storey dwelling would be appropriate on this plot. The design incorporates features found within surrounding development. Slate tiles are found in a number of historic buildings in the surrounding area. Render is an appropriate material as it is found on a number of historic buildings in the area and offers a genuine contrast to the brown tile hanging and facing brickwork in some of the more recent buildings. Proposal does not extend the dwelling towards the plot boundaries and therefore maintains relationship with surrounding properties and overlooking is not an issue. Any reduction in neighbour sunlight will be insignificant. There is an eclectic mix of properties and styles in the housing estate. The proposed external materials are fully consistent with the evolutionary nature of the area and the village.

5.2 The Parish Council states:-

The Council objects to this application and adds the following comments.

“The proposed extension appears to breach UDP Policy H18 and DR1 whereby the proposal would dominate the original building.

It is not in keeping with the character of the existing dwelling and its surroundings in terms of scale, mass, siting, detailed design and materials (there are no slate roofs or rendering on other properties on this estate).

It would adversely impact on the privacy and amenity of occupiers of neighbouring residential property (by both the additional of windows and a balcony).

There are concerns over potential loss of light to the neighbouring properties.

In addition to the points raised above, it would fundamentally alter the street scene in an area which is designated an Area of Outstanding Natural Beauty.”

5.3 There have been 8 letters of objection received from:-

Mr L & Mrs C Baker, 2 Ballard Close, Colwall, Hfds, WR13 6RD

Ms L Cyprien & Mr N Crisp, 3 Ballard Close, Colwall, Hfds, WR13 6RD

Mr M & Mrs J Allen, 4 Ballard Close, Colwall, Hfds, WR13 6RD

Mr & Mrs Beever, 6 Ballard Close, Colwall, Hfds, WR13 6RD

Mr DG Rees, 6 Oak Drive, Colwall, Hfds, WR13 6RA

Mr A Smith, 10 Oak Drive, Colwall, Hfds, WR13 6RA

Mr EM Foster, MRTPI, IHBC, The Old Cruck, 62 Didbrook, Cheltenham, Glos, GL54 5PF

The main points being:-

- The design of the resultant dwelling will be out of keeping with the surrounding area. No dormer windows in area
- External materials out of keeping with surrounding area
- Oak Drive and other roads on estate are laid out to have a balance of house types. The application site is the only bungalow in Ballard Close
- If approved the proposal will adversely affect character of estate and set a precedent in area
- Currently a good space between properties
- Proposal does not reach a high standard of design and layout
- Breach of the historic approach to design in the area
- The proposal is contrary to Policy H18 of the Herefordshire Unitary Development Plan. Out of keeping with character of area and original dwelling would not remain the dominant feature of extended dwelling
- Contrary to the Malvern Hills Area of Outstanding Natural Beauty Management Plan 2009 – 2014
- Contrary to the Colwall Village Design Statement, scale, mass and external materials particular concerns
- The proposal will overlook neighbours gardens and windows resulting in loss of privacy and residential amenities
- Loss of light to neighbour windows which will affect residential amenities
- Loss of views of Malvern Hill
- The proposed conversion of the garage to living accommodation will reduce parking, this will affect highway safety due to narrowness of road

5.4 The consultation responses can be viewed on the Council's website by using the following link:-

www.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx

Internet access is available at the Council's Customer Service Centres:-

www.herefordshire.gov.uk/community_and_living/consumer_advice/41840.asp

6. Officer's Appraisal

Further information on the subject of this report is available from Mr N Banning on 01432 383093

6.1 The main issues relate to:-

- (i) The size, design and appearance of the proposal
- (ii) How the proposal relates to planning policy and guidance
- (iii) Affect on the residential amenities of the occupants of neighbouring dwellings
- (iv) Highway matters

The most relevant policies in the Herefordshire Unitary Development Plan are S2, DR1, H4, H13, H18 LA1 and T11.

6.2 The proposed development will look acceptable and not be out of keeping with the general character of the area. This large modern housing estate has a large mix of house types e.g. bungalows, two storey dwellings and also dwellings with first floor accommodation in the roof space. There are two dwellings to the rear of the application site in Oak Drive which have the first floor accommodation in the roof space. Although the application site is the only bungalow in this small cul-de-sac, there is a bungalow at the entrance to Ballard Close which faces out onto Oak Drive. The proposed extended dwelling will still constitute a mixture of house types when compared to the other dwelling in the road. The design of the extended dwelling is considered to be acceptable and an improvement to the basic and more bland design of the existing bungalow. In addition the proposed extended dwelling will have a lower ridge height than the immediately adjacent dwelling to the south and as such will not overdominate the street scene. The proposed external materials are also considered to be acceptable in this urban location and provide an acceptable contrast to other materials in the road. Consequently it is considered that the proposed development will in particular be in accordance with Policies S2, DR1 and H13 of the Herefordshire Unitary Development Plan.

6.3 One of the most relevant policies in the Herefordshire Unitary Development Plan is Policy H18 'Alterations and Extensions'. One of the main criteria is that the original dwellinghouse remains the dominant feature of the resultant extended dwelling. In this case the proposed alterations, in particular the raising of the roof, will significantly alter the character and appearance of the existing dwelling to the extent that the original dwellinghouse cannot be considered as still being the dominant feature of the resultant extended dwelling. As such for this reason the proposal will be contrary to Policy H18. However the proposal will be in accordance with the other criteria contained in the policy.

6.4 However the dwelling is within a large modern housing estate in an urban location within the designated village boundary for Colwall. Planning Policy H4 'Main Villages: Settlement Boundaries' in the Herefordshire Unitary Development Plan allows in principle the erection of new residential development within the main villages. Colwall is designated as a main village. Consequently the policy would allow the demolition of the existing bungalow and replacing it with a new two storey dwellinghouse. The size and design of the new dwelling and its affect on the residential amenities of the neighbours etc would obviously need to be acceptable. So although the current proposal is technically contrary to Policy H18 which relates to extensions to dwellings, the erection of a new replacement dwelling would in principle be acceptable under Policy H4 which relates to the erection of new dwellings within village boundaries. So if the current proposal is refused under Policy H18, the applicant could submit a fresh application for a dwelling of exactly the same size and design as currently proposed and in principle be in accordance with Policy H4. Therefore there would be no justification for refusing the proposal under Policy H18 if the proposal in general terms is considered to be acceptable. The erection of a two storey dwelling in this location in accordance with the size and design of the currently proposed plans would be acceptable under Policy H4.

6.5 The objectors have stated that the proposed development would be contrary to the criteria set out in the Colwall Village Design Statement and the Malvern Hills Area of Outstanding Natural Beauty Management Plan 2009 – 2014. However it is considered that the proposed development is acceptable and does not conflict with the criteria set out in these documents.

- 6.6 The proposed development will retain the existing integral double garage and also extend the existing parking space on the front driveway which will result in ample parking provision to serve the extended dwelling without the need for parking on the highway. The Council's Transport Manager does not object to the proposal.
- 6.7 In conclusion it is considered that the proposed development is acceptable and is generally in accordance with Planning Policies. Although not entirely in accordance with Policy H18 the proposal is still considered to be acceptable. The proposal is also considered to be in accordance with Government advice contained in the National Planning Policy Framework (March 2012). The proposed roof tiles are considered to be acceptable. However a condition requiring details of the intended colour will need to be imposed on any planning permission granted.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1. **A01 Time limit for commencement (full permission)**
2. **B01 Development in accordance with the approved plans**
3. **C01 Samples of external materials**
4. **F15 No windows in side elevation of extension**
5. **H13 Access, turning area and parking**
6. **I16 Restriction of hours during construction**

Reason for Approval

1. **The proposed development is acceptable and inkeeping with the character and appearance of the area and will not adversely affect the residential amenities of the occupants of the adjacent/nearby dwelling houses. As such the proposal is considered to be in accordance with Policies S2, DR1, LA1, H4, H13 and part of H18 of the Herefordshire Unitary Development Plan and Government advice contained in the Planning Policy Framework (March 2012).**

INFORMATIVES:

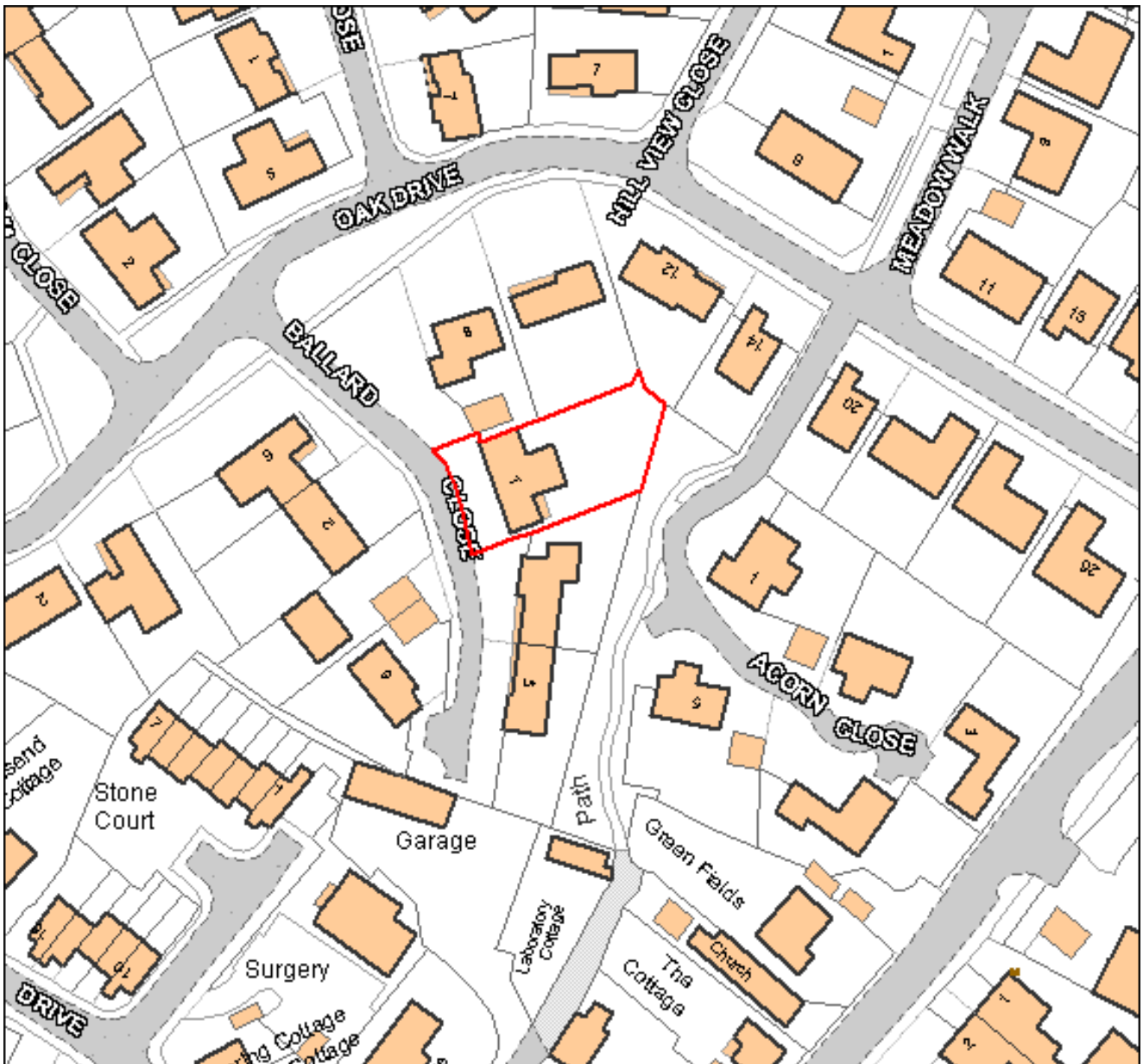
1. **N03 Adjoining property rights**
2. **N14 Party Wall Act 1996**
3. **HN28 Highways Design Guide and Specification**
4. **HN05 Works within the highway**

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: N/121172/FH

SITE ADDRESS : 1 BALLARD CLOSE, COLWALL, HEREFORDSHIRE, WR13 6RD

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