

MEETING:	PLANNING COMMITTEE
DATE:	24 APRIL 2013
TITLE OF REPORT:	130534/FH - PROPOSED FIRST FLOOR EXTENSION AT 45 WALKERS GREEN, MARDEN, HEREFORD, HR1 3DZ For: Mr Williams, 45 Walkers Green, Marden, Hereford, Herefordshire HR1 3DZ
WEBSITE LINK:	http://www.herefordshire.gov.uk/housing/planning/58286.aspx?ID=130534&NoSearch=True

Date Received: 25 February 2013

Ward: Sutton Walls

Grid Ref: 352098,247635

Expiry Date: 3 May 2013

Local Member: Councillor KS Guthrie

1. Site Description and Proposal

- 1.1 The application site is a 1960's style, two storey, gable sided detached house, fronting the east side of Walkers Green in a slightly elevated position across from the junction with Orchard Green. Facing materials are brick with timber infill panels for the walls and concrete tiles for the roof. Adjoining to the north and south are other detached two storey houses. The surroundings may be characterised as an established residential area within the village of Marden.
- 1.2 Attached to the north gable side, up to the boundary with the adjoining property, is a single storey flat roof extension originally constructed as a garage but converted into habitable space several years ago. This element, which faces the driveway, is set back 4.00m from the front main wall of the house and projects 3.00m beyond the rear wall
- 1.3 It is proposed to construct a gable ended, first floor extension to almost the full length (6.43m) of the north side of the house and over the full width (3.95m) of the front part of the existing extension beyond which it will project to within 200mm of the front main wall of the house. The first floor extension would provide an en-suite bedroom with the resultant covered space forward of the existing extension and beneath the proposed first floor extension providing an open sided car port area. The proposed ridge line would be 200mm lower than the existing.
- 1.4 Proposed facing materials for the walls are timber effect weatherboarding for the front and rear elevations and facing brickwork for the gable end, the same material would be used to replace the existing timber clad panels. The roof would be covered with concrete interlocking tiles

2. Policies

- 2.1 National Planning Policy Framework (NPPF)

The following sections are of particular relevance

- Introduction - Achieving sustainable design
- Section 7 - Requiring good design

2.2 Herefordshire Unitary Development Plan (UDP)

- S1 - Sustainable Development
- DR1 - Design
- H16 - Car parking
- H18 - Alterations and extensions

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

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

3. Planning History

3.1 None.

4. Consultation Summary

Statutory Consultees

4.1 None at the time of writing.

Internal Council Advice

4.2 None at the time of writing.

5. Representations

5.1 Marden Parish Council: Response awaited.

5.2 No further representations received at the time of writing.

5.3 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

6.1 Policy H18 of the Herefordshire Unitary Development Plan specifically relates to proposals for the alteration or extension of residential properties and acknowledges that they can have a significant effect on the character of the original building, the surrounding area and the amenities of adjoining residents. In addition the other policies referred to above underscore the importance of achieving a sustainable and high quality of design

6.2 The design approach for the proposed extension with its recessed front wall, reduced ridge line is considered appropriate. In addition the significant set back of the existing extension means that the oversail effect of the proposed first floor extension helps to relieve its mass and scale to a degree that would be visually subservient to the original building. The use of

ebony simulated weather boarding for the front and rear elevations to match existing panels is also considered appropriate

- 6.3 Having regard to the disposition of the adjoining residential property No. 44 Walkers Green it is considered, subject to a condition precluding windows in the side elevation, that the extension would not unduly impact on the amenity of the neighbouring residents.
- 6.4 It is considered that the existing off street parking provision of two spaces is adequate.
- 6.5 Overall it is considered that the proposal is in keeping with the character of the existing dwelling and its surroundings in terms of scale, mass, siting, detailed design, materials and is compliant with Policies S1, DR1, H16 and H18 of the Herefordshire Unitary Development Plan and Section of the National Planning Policy Framework. Accordingly subject to no new material consideration arising during the consultation period the application is recommended for approval.

RECOMMENDATION

Subject to no objections raising additional material planning considerations by the end of the consultation period, the officers named in the scheme of delegation be authorised to approve the application subject to the following conditions and any further conditions considered necessary by officers:

1. **A01 Time limit for commencement (full permission).**
2. **B01 Development in accordance with the approved plans.**
3. **The facing bricks to be used in the construction of the side wall of the extension hereby permitted shall match those used in the existing building.**

Reason: To ensure the external materials harmonise with the existing building so as to ensure that the development complies with the requirements of Policies DR1 and H18 of Herefordshire Unitary Development Plan.

4. **The external cladding material to be used in the construction of the front and rear walls of the extension hereby permitted shall be in accordance with the submitted details. (Ebony Cedar Weatherboard).**

Reason: To ensure the external materials harmonise with the existing building so as to ensure that the development complies with the requirements of Policies DR1 and H18 of Herefordshire Unitary Development Plan.

5. **F15 No windows in side elevation of extension.**

Reason for Approval

1. **It is considered that the proposed extension will appear in keeping with the character and appearance of the existing building and surrounding area in terms of its siting, scale, mass, detailed design and materials. In addition, having regard to the disposition of nearby residential properties, it is considered that the proposal will not unduly impact on the amenities of neighbouring residents. In the circumstances the proposal will not conflict with the design requirements of Herefordshire Unitary Development Plan Policies S1, DR1, H16 and H18 together with the sustainability and good design policies and objectives contained in the Introduction and Section 7 of the National Planning Policy Framework.**

Informatives:

- 1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.**
- 2. N03B Adjoining Property Rights.**

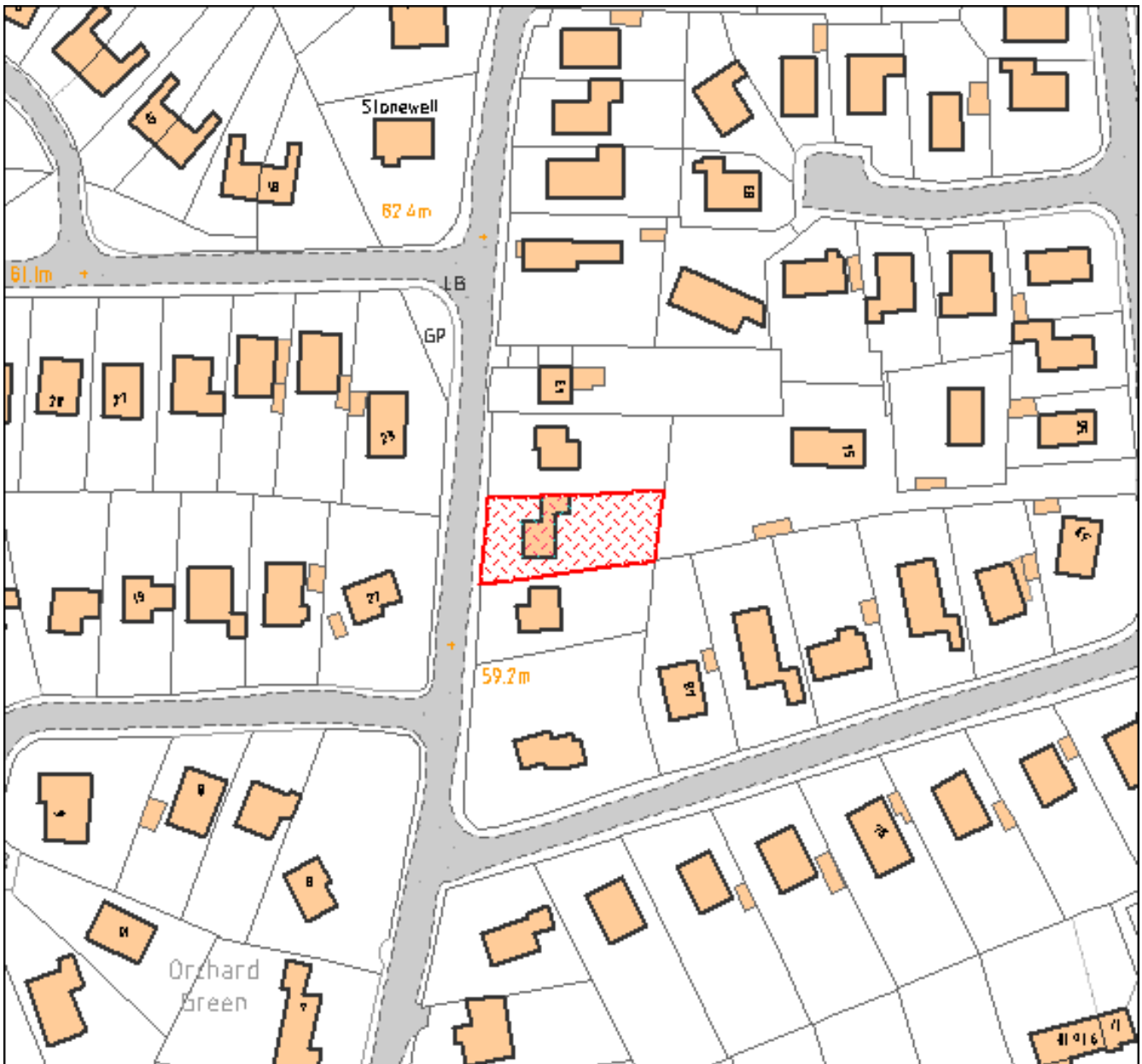
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: 130534/FH

SITE ADDRESS : 45 WALKERS GREEN, MARDEN, HEREFORD, HEREFORDSHIRE, HR1 3DZ

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005