

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	19 JUNE 2019
TITLE OF REPORT:	191229 - PROPOSED TWO STOREY AND LEAN-TO SINGLE STOREY EXTENSIONS TO THE SIDE (NORTH) ELEVATION AT 25 QUARRY ROAD, HEREFORD, HR1 1SS For: Mr & Mrs Vaughan per Mrs Angela Tyler, 39 Grandison Rise, Hereford, HR1 1PP
WEBSITE LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=191229&search=191229
Reason Application submitted to Committee – Agent is a councillor	

Date Received: 4 April 2019

Ward: Eign Hill

Grid Ref: 352884,239791

Expiry Date: 19 June 2019

Local Member: Councillor EM Foxton,

1. Site Description and Proposal

- 1.1 The site is a semi-detached property located off an unclassified road in the Tupsley area to the north-east of the city centre. It has sufficient parking to the front of the property for 3 cars to park comfortably. It has a good sized rear garden with the rear of the garden backing onto the playing fields associated with Hampton Dene Primary School.
- 1.2 The application is for a proposed two storey and lean-to single storey extensions to the side (north) elevation of the property. The proposed extension would have a footprint of 2.78 metres by 10.2 metres with a maximum ridge height of 7.5 metres. The ground floor would replace the existing garage and would provide a utility/store room to the front of the dwelling with a WC and a lounge/snug to the rear. The extension would be constructed using materials that match the original dwellinghouse with a reduced ridge line and a set back first floor elevation.

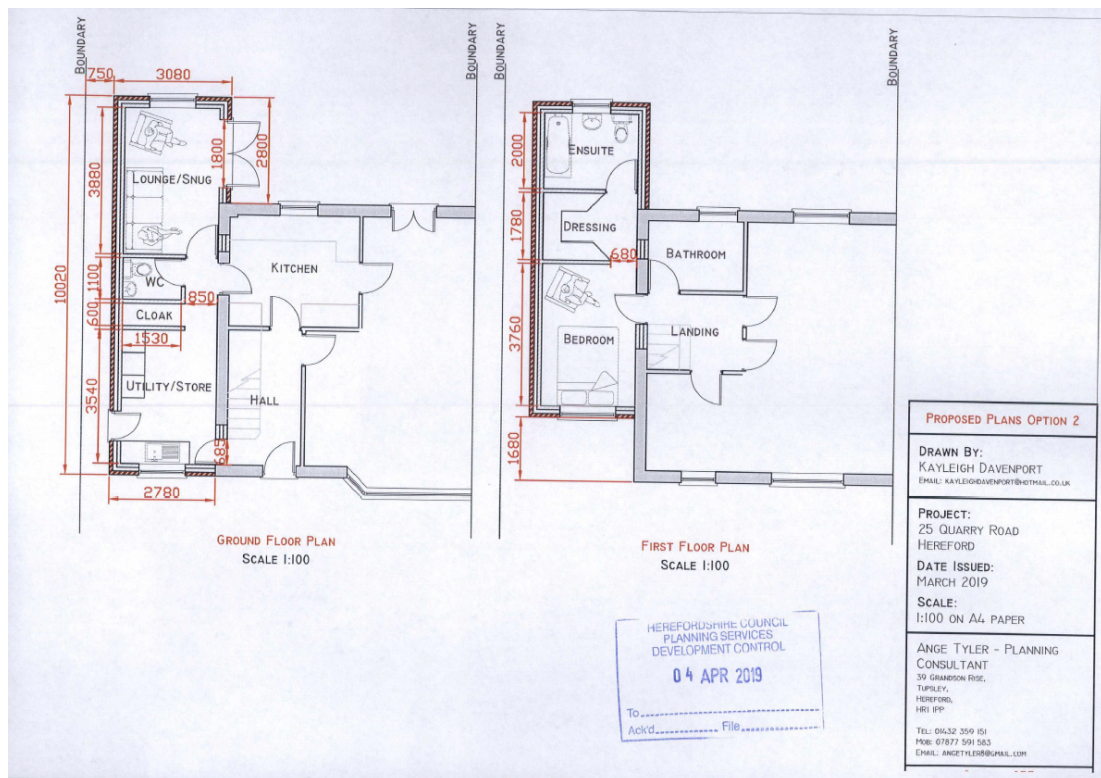


Figure 2 – Proposed Floor Plans

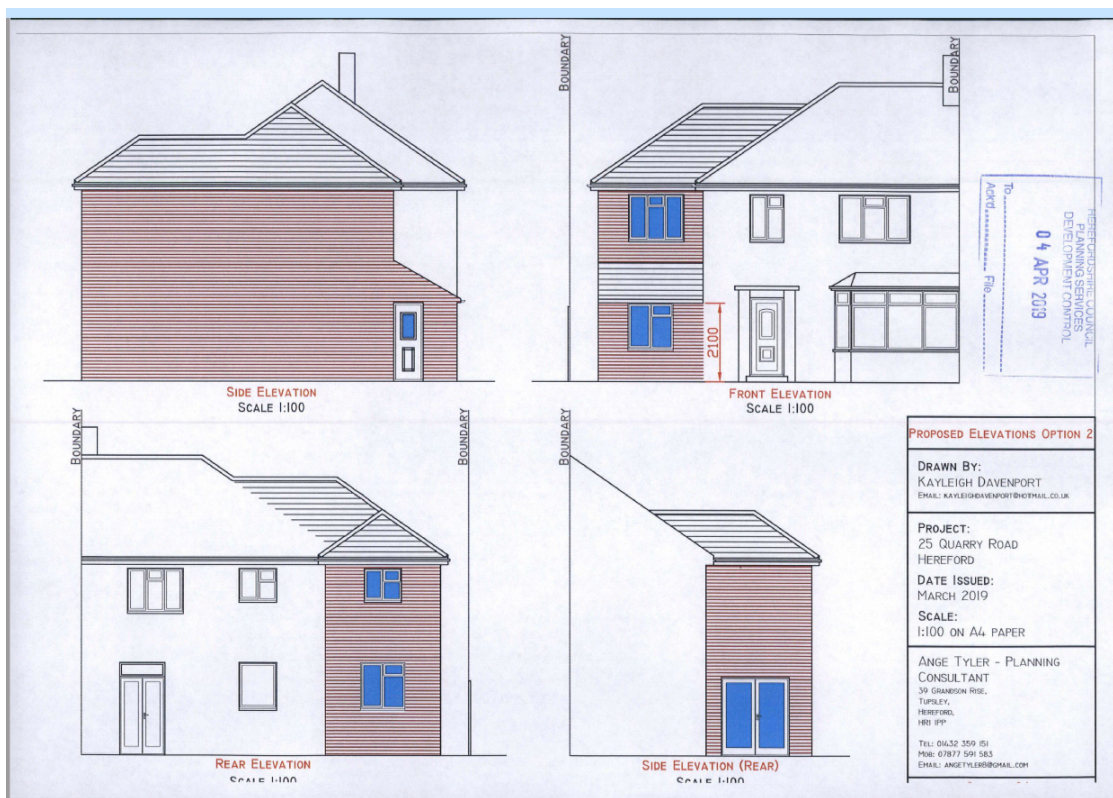


Figure 3 – Proposed Elevations

2. Policies

2.1 Herefordshire Local Plan – Core Strategy 2015

SS1	-	Presumption in Favour of Sustainable Development
LD1	-	Landscape and Townscape
SD1	-	Sustainable Design and Energy Efficiency
MT1	-	Traffic Management, Highway Safety and Promoting Active Travel

The Herefordshire Local Plan Core Strategy policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

https://www.herefordshire.gov.uk/info/200185/local_plan/137/adopted_core_strategy

2.2 National Planning Policy Framework (2019) (NPPF)

Chapter 2	-	Achieving Sustainable Development
Chapter 12	-	Achieving Well-Designed Places

Hereford Area Plan

- 2.3 The Hereford Area Plan has not progressed to a stage where it can be afforded weight in decision-making

3. Planning History

- 3.1 None

4. Consultation Summary

- 4.1 Statutory Consultations – No statutory consultations

Internal Council Consultations

- 4.2 Ecologist

As agreed with Natural England, 'Householder' applications formally assessed by the LPA as being 'extremely low risk' may be exempted from the full Habitat Regulations Assessment process that would normally be triggered by an application sited within the River Wye SAC catchment. This exemption is appropriate in relation to this current application.

There are known bat roosts and Great Crested Newts in the Quarry Road area but there are no records for this immediate location. From information supplied and images available there are no immediate ecology related concerns with this proposal. There are no ecological records of important or Protected Species immediately on or adjacent to the site. The applicant and their contractors have their own legal duty of care towards wildlife protection under UK Legislation that applies throughout any demolition and construction process. Any breach of this legal Duty of Care would be a criminal offence. In this instance this LPA has no reasonable cause to require further information as part of the planning application or include a specific ecology protection condition. However a relevant information note is requested:

Wildlife Protection Informative

The Authority would advise the applicant (and their contractors) that they have a legal Duty of Care as regards wildlife protection. The majority of UK wildlife is subject to some level of legal protection through the Wildlife & Countryside Act (1981 as amended), with enhanced protection for special “protected species” such as Great Crested Newts, all Bat species, Otters, Dormice, Crayfish and reptile species that are present and widespread across the County. All nesting birds are legally protected from disturbance at any time of the year. Care should be taken to plan work and at all times of the year undertake the necessary precautionary checks and develop relevant working methods prior to work commencing. If in any doubt it is advised that advice from a local professional ecology consultant is obtained. Any external lighting shouldn’t illuminate any ‘natural’ boundary feature or increase night time sky illumination (DEFRA/NPPF Dark Skies Guidance 2019/2013).

As identified in the NPPF, NERC Act and Core Strategy LD2 all developments should demonstrate how they are going to practically enhance (“Net Gain”) the Biodiversity potential of the area. To secure these enhancements a relevant Condition is suggested:

Nature Conservation – Biodiversity and Habitat Enhancement

Within 3 months of completion of the works approved under this planning decision notice evidence (such as photos/signed Ecological Clerk of Works completion statement) of the suitably placed installation within the site boundary of at least ONE Bat roosting enhancements and TWO bird nesting boxes should be supplied to and acknowledged by the local authority; and shall be maintained hereafter as approved unless otherwise agreed in writing by the local planning authority. No external lighting should illuminate any habitat enhancement or boundary feature.

Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981 (as amended), Habitat Regulations 2018, Core Strategy LD2, National Planning Policy Framework (2019), NERC Act 2006 and Dark Skies Guidance Defra/NPPF 2013/2019.

5. Representations

- 5.1 Hereford City Council provided no response to the application
- 5.2 The consultation responses can be viewed on the Council’s website by using the following link:-
https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=191229&search=191229

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

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

6. Officer’s Appraisal

Policy context and Principle of Development

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows:

“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”
- 6.2 In this instance the adopted development plan is the Herefordshire Local Plan – Core Strategy (CS). The National Planning Policy Framework (NPPF) is also a significant material consideration.

- 6.3 Paragraph 11 of the NPPF states that decisions should apply a presumption in favour of sustainable development. For decision taking, this means that proposals which accord with an up-to-date development plan should be approved without delay.
- 6.4 The main policies for this considered are CS Policies SD1 and LD1. Policy SD1 states that proposals should be designed to maintain local distinctiveness through detailing and materials, respecting scale, height, proportions and massing of surrounding development and that proposals should also safeguard the amenity of existing and proposed residents in terms of overlooking, overshadowing and overbearing. Policy LD1 requires that the character of the landscape/townscape has positively influenced the design and scale of development, amongst other matters.
- 6.5 The site is located in a relatively built up residential area, in which there are several examples of similar extensions that have been implemented. The proposed materials are a brick to match the existing dwelling with the roof made up of concrete tile to match such that the proposed extension harmonises well with the dwelling. The setting back of the first floor and the reduced ridge height combine to ensure that the extension is subservient in appearance, in accordance with CS Policies LD1 and SD1
- 6.6 The loss of a garage at the site will not have an adverse effect on the amount of off-road parking as there is sufficient space to the front of the property for up to 3 cars, therefore complying with CS Policy MT1

Residential Amenity

- 6.7 The proposed extension will be to the north/side elevation. It will measure 10.2 metres in length and is 2.7 metres in width to the front of the property with the rear measuring 3.08 metres. The extension will sit 0.75 metres from the boundary of the site. The rear of the extension will project 2.8 metres further back than the original dwelling house. It was noted on site that it will not project out further than the immediate neighbour to the north. Therefore it is not considered to result in any unacceptable overshadowing or overbearing. To the rear of the garden is the Hampton Dene Primary School playing fields and the rear of the first floor extension will accommodate an en-suite which is likely to be obscure glass and therefore the proposed extension is not considered to overlook adjacent property in a manner that would be unacceptably harmful to existing levels of privacy.
- 6.8 The proposed extension is therefore considered to comply with CS policy SD1.

Conclusion

- 6.9 The proposed extension is considered to be of acceptable design that would have no adverse effects upon the character of the host dwelling, the wider streetscene, residential amenity or parking provision, thus complying with CS Policies LD1, SD1 and MT1, I therefore recommend it for approval subject to the conditions set out below.

RECOMMENDATION

That planning permission be granted subject to the following conditions and any other conditions considered necessary by officers named in the scheme of delegation to officers:

- 1 A01 Time limit for commencement (full permission)**

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- 2 **C07 Development in accordance with approved plans**
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- 3 **CBK - During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday-Friday 7.00 am-6.00pm, Saturday 8.00 am-1.00 pm nor at any time on Sundays, Bank or Public Holidays.**

Reason: To protect the amenity of local residents and to comply with Policy SD1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 4 .
- Within 3 months of completion of the works approved under this planning decision notice evidence (such as photos/signed Ecological Clerk of Works completion statement) of the suitably placed installation within the site boundary of at least one Bat roosting enhancements and two bird nesting boxes should be supplied to and acknowledged by the local authority; and shall be maintained hereafter as approved unless otherwise agreed in writing by the local planning authority. No external lighting should illuminate any habitat enhancement or boundary feature.**

Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981 (as amended), Habitat Regulations 2018, Herefordshire Local Plan Core Strategy Policy LD2, National Planning Policy Framework, NERC Act 2006 and Dark Skies Guidance Defra/NPPF 2013/2019

INFORMATIVE:

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.**

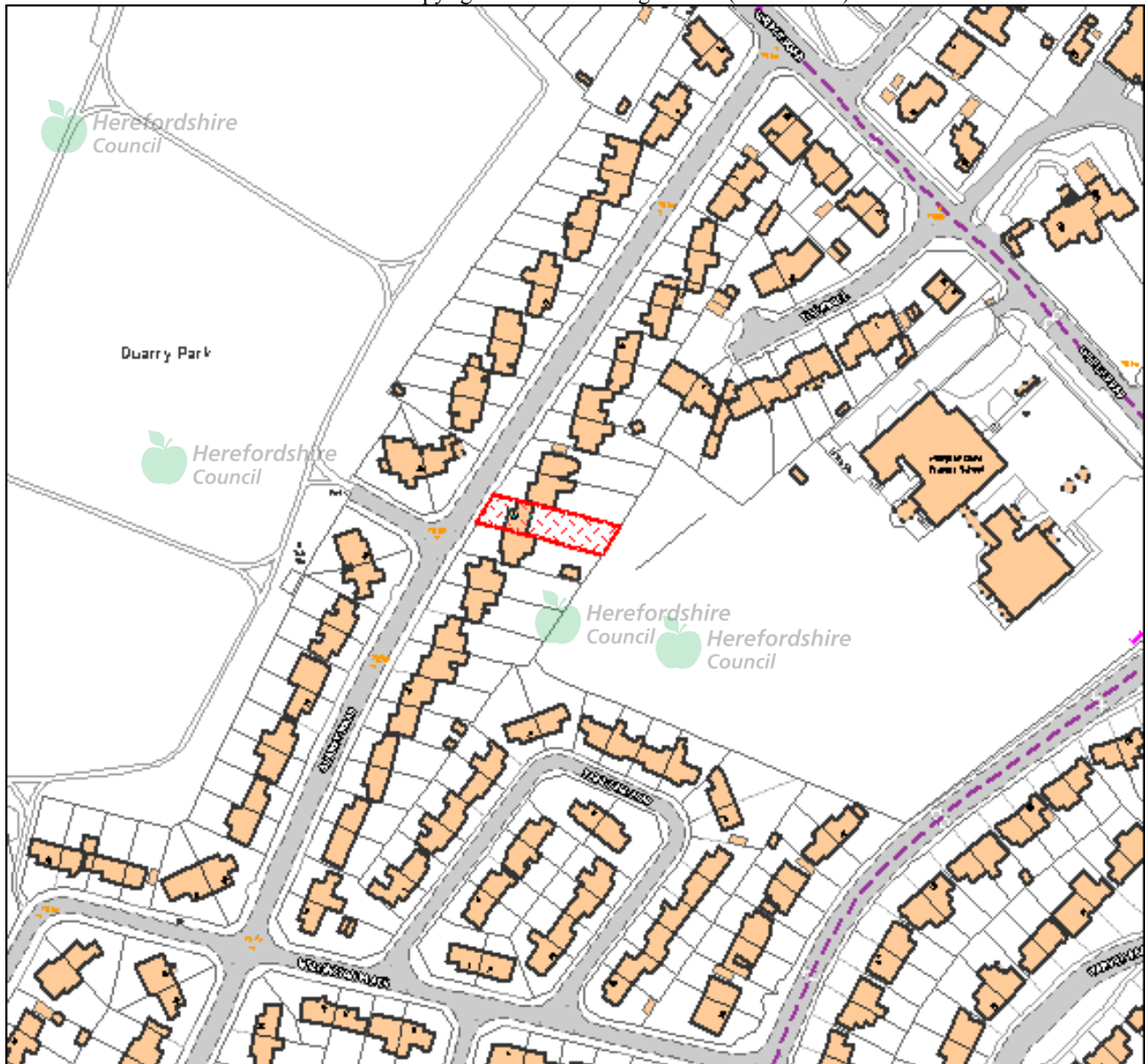
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 191229

SITE ADDRESS : 25 QUARRY ROAD, HEREFORD, HEREFORDSHIRE, HR1 1SS

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