

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	15 MARCH 2023
TITLE OF REPORT:	224292 - PROPOSED SINGLE STOREY REAR EXTENSION AT 75 FOLEY STREET, HEREFORD, HEREFORDSHIRE, HR1 2SQ For: Lagoutte per Mr Rhys Bennett, Work Here, 4-5 High Town, Hereford, Herefordshire, HR1 2AA
WEBSITE LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=224292
Reason Application submitted to Committee – Councillor relation	

Date Received: 22 December 2022 Ward: Eign Hill Grid Ref: 352030,239629
Expiry Date: 7 March 2023
 Local Members: Cllr Elizabeth Mary Foxton

1. Site Description and Proposal

- 1.1 75 Foley Street is a two storey terraced house located at the end of Foley Street, a no-through road. It lies within an established residential area to the southeast of Hereford City Centre and the east of the railway line.
- 1.2 The application seeks permission to erect a single storey extension to the rear of the property to form a new dining room. The extension would extend out in line with the previously approved extension (Ref: 184042) and is approximately 3 metres long and 2.2 metres in width. It would be constructed in brickwork to match the existing walls of the dwelling. In total the extension would have an approximate 2.8 metre height on the boundary with the neighbouring property (although the height of the solid brickwork element would be approximately 2.5 metres) rising to a maximum height of 3.5 metres against the host dwelling and previous extension.
- 1.3 A selection of photographs of the site from the neighbours rear garden and the proposed elevations and floor plan are set out below for ease of reference.





2.

Policies

2.1 Herefordshire Local Plan – Core Strategy

SS1 – Presumption in favour of sustainable development

SD1 – Sustainable design and energy efficiency

LD1 – Landscape and townscape

MT1 - Traffic management, highway safety and promoting active travel

2.2 National Planning Policy Framework (NPPF) – February 2019

Chapter 2 – Achieving sustainable development

Chapter 4 – Decision-making

Chapter 12 – Achieving well-designed places

2.3 The 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

2.4 The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (the 2012 Regulations) and paragraph 33 of the National Planning Policy Framework requires a review of local plans be undertaken at least every five years in order to determine whether the plan policies and spatial development strategy are in need of updating, and should then be updated as necessary. The Herefordshire Local Plan Core Strategy was adopted on 15 October 2015 and a review was required to be completed before 15 October 2020. The decision to review the Core Strategy has yet to be made and is due early November 2020. The level of consistency of the policies in the local plan with the NPPF will be taken into account by the Council in deciding any application.

3. Planning History

- 3.1 P184042/FH Single storey extension to rear of existing property to form new kitchen, ground floor wc and sitting area. Approved with conditions

4. Consultation Summary

No Statutory Consultations

No Internal Council Consultations

5. Representations

- 5.1 Hereford City Council have not provided a response to the consultation
- 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=224292

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 When assessing planning applications for residential extensions, Policy SD1 and LD1 of the CS are applicable. SD1 states that proposals should be designed to maintain local distinctiveness through detailing and materials, respecting scale, height, and proportions and massing of surrounding development. The proposal 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. These policies accord with the principles as set out within the NPPF with regards to good design and ensuring a high standard of amenity for existing and future occupiers.

Assessment

- 6.4 The proposal is for a small single storey extension to form a dining room. Its maximum height is 3.5 metres and it will sit under the first floor window cill height at the rear with a lean-to style roof such that it reads as an appropriately scaled and subservient addition to the dwelling.
- 6.5 The proposals materials for the extension are matching facing brickwork with a contemporary style derived from the use of glazing. The roof materials are also matching and it is considered that the proposal is entirely acceptable and is compliant with CS policy LD1 as regards to design and scale.

- 6.7 The proposed extension would be to the rear of the terraced dwelling with an overall length of 3 metres and 2.2 metres in width. The scale and design of the extension are considered to complement to property and will have no adverse implication in terms of the wider character of the area.
- 6.8 The extension would be set on the boundary line where there is currently a standard height fence.
- 6.9 It is noted that the extension would result in an increase in height on the boundary line to 2.8 metres (2.5 metres in respect of the solid brickwork element). However, in my view the relationship is not unusual in the context of a higher density terraced location such as this and the relative orientation and presence of the existing extension on the rear elevation is such that immediate neighbours will not be adversely affected in terms of overshadowing. The glazing is at ground floor level and looks directly into the applicants own garden and the roof lights are for natural lighting only and so will not result in any loss of privacy.
- 6.9 Due to its modest nature and sensitive use of glazing it is not considered to have any adverse impact upon the neighbouring dwellings with regard to overlooking, overshadowing or overbearing. As such the scheme is considered to be of an appropriate and acceptable scale, and is therefore compliant to CS Policy SD1.

Conclusion

- 7.0 In summary the proposed rear extension is considered to be of an acceptable design that would have no adverse effects upon the character of the host dwelling, the wider streetscene or residential amenity. No response has been received from neighbouring dwellings. Moreover, the proposals would not give rise to any adverse impact upon the local highway network, thus complying with CS Policies LD1, SD1 and MT1. The recommendation is therefore one of approval subject to the conditions set out below.

RECOMMENDATION

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

That planning permission be granted subject to the following conditions:

- 1. C01 - Time limit for commencement (full permission)**
- 2. C07 – Development in accordance with approved plans and materials**

INFORMATIVES:

- 1. IP1 - Application Approved Without Amendment**

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: 224292

SITE ADDRESS : 75 FOLEY STREET, HEREFORD, HEREFORDSHIRE, HR1 2SQ

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