

10 DCCE2004/3920/F - PROPOSED EXTENSION AT 19 LICHFIELD AVENUE, HEREFORD, HR1 2RJ**For: Mr. S. Tam of the same address****Date Received: 9th November, 2004 Ward: Tupsley Grid Ref: 52283, 39774****Expiry Date: 4th January, 2005**

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

1. Site Description and Proposal

- 1.1 Detached villa constructed of brick and stone, which would appear to date from the 19th or early 20th century. Single detached garage to the side of the property positioned towards the rear. The property stands in a sizeable curtilage on the east side of Lichfield Avenue, within the residential area of Hereford.
- 1.2 This application proposes to demolish the garage and construct an attached single garage to the northwest elevation of the dwelling. The applicant also proposes to demolish an existing single storey lean-to utility room to the rear and replace it with both a single and two storey extension which would provide 60 m² of further living accommodation. The rear extension would extend 5 metres to the rear. The two storey element would benefit from a hipped roof with a maximum ridge height of 7.8 metres being 1.2 metres below the ridgeline of the original house.
- 1.3 The two storey section of this proposal would be positioned approximately 3 metres from the boundary with the neighbouring property to the northwest and approximately 4 metres from the boundary with the neighbouring property to the southeast. The single storey element would be constructed up to the boundary wall with 21 Lichfield Avenue to the southeast and would be 2.6 metres in height to the eaves with a monopitch roof sloping away. The garage, on the northwest boundary would be constructed up to the boundary with 17 Lichfield Avenue, with a maximum eaves height of 2.4 metres and a hipped roof sloping away from the neighbouring property.

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 DCCE2004/1816/F Two storey extension. Refused 12th July 2004.

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory consultations were necessary.

Internal Council Advice

- 4.2 Head of Highways and Transportation - recommends a condition to ensure parking provision for 3 cars.
- 4.3 Chief Conservation Officer - this is a two storey detached villa constructed of brick and stone which would appear to date from the 19th or early 20th century. Due to the extensions to the rear of this and other properties in the street it would appear that this proposed extension would have a minimal impact on the adjacent Conservation Area.

This proposal is much more sympathetic to the design of the building and other developments within the street. The scale of the side extensions are more in keeping with the existing building. The extension to the rear would have a limited visual impact. The retention of the chimneys is also to be welcomed. This proposal is therefore acceptable.

5. Representations

- 5.1 Hereford City Council - recommended refusal. Development considered to be over dominant and out of scale.

The full text of this letter 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 detached garage and a single storey lean-to addition to the rear and replace with a combination extension providing single and two storey accommodation to the rear and an attached garage to the side of 19 Lichfield Avenue.
- 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.

6.3 The Scale of Development

The letter of representation from Hereford City Council suggests the application be refused because it is considered to be over dominant and out of scale.

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 keeping with the character of the existing building and its surroundings.

In this respect, the proposal is considered acceptable. The extension would enlarge the property by approximately 40% with the development restricted to the rear of the dwelling, with the exception of the garage, which would be attached to the side elevation. The front of the property would retain its attractive frontage, an important feature within this street.

The proposed extension has been carefully designed providing a mixture of roof lines of differing heights, hipped and monopitch roofs which, when taken in conjunction with the lower ridge height of the two storey element, creates a sense of subservience, allowing the original dwelling to remain as the dominant feature in the resultant scheme.

6.4 The Affect upon the Residential Amenity of Neighbours

The two storey element of the extension has been carefully positioned to minimise the potential impact upon the occupiers of the neighbouring properties. It is positioned an acceptable distance from the boundary with both properties, thereby lessening any feeling of dominance. The single storey extensions either side of the two storey element would also assist in lessening the impact of this proposal. The proposed windows in the side elevations of the extension would be obscure glazed.

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

RECOMMENDATION

Subject to no further objections raising additional material planning considerations by the end of the consultation period (17th December, 2004), the Officers named in the Scheme of Delegation to Officers 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)).

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. B06 (Matching stonework/brickwork).

Reason: To ensure that the new materials harmonise with the surroundings.

4. Prior to the occupation of the extension hereby permitted, and at all times thereafter, the proposed windows in the side elevations of the extension shall be glazed with obscure glass only.

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

- 5. **E18 (No new windows in specified elevation) (side).**

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

- 6. **The development hereby permitted shall not be brought into use until an area has been laid out within the curtilage of the property for the parking of 3 cars (garage and 2 spaces). The area shall be properly consolidated, surfaced and drained in accordance with details to be submitted to and approved in writing by the local planning authority and that area shall not thereafter be used for any other purpose than the parking of vehicles.**

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Informatives:

- 1. **N14 - Party Wall Act 1996.**
- 2. **N15 - Reason(s) for the Grant of PP.**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.