

8 DCCW2004/4341/F - TWO STOREY EXTENSION TO SIDE OF PROPERTY AT 5 PRIORY VIEW, BELMONT, HEREFORD, HR2 7XH**For: Mrs. Pepper per Mr. J. Warman, 2 The Rucketts, Staunton-on-Wye, Herefordshire, HR4 7LT****Date Received: 20th December 2004 Ward: Belmont Grid Ref: 49503, 38601****Expiry Date: 14th February 2005**

Local Members: Councillors P.J. Edwards, J.W. Newman and Ms. G.A. Powell

1. Site Description and Proposal

- 1.1 The application site is a modern two storey, three bedroom, detached house fronting the north west side of Priory View, a short residential cul-de-sac. It is within a tightly knit established residential area. Immediately to the rear are the gardens of houses fronting Buckfast Close. Adjoining to the east is a short private drive which serves two detached houses Nos. 6 and 7 Priory View with the former being side on to the application site and the latter facing. To the east, fronting Priory View is another detached house.
- 1.2 A garage attached to the east side of the house has been converted to habitable accommodation and the space between the front of the house and the carriageway has been surfaced with paviers to provide off street parking space.
- 1.3 It is proposed to demolish the existing garage and erect a two storey extension which would have the effect of extruding the whole of the side profile of the house to the east side boundary. It would also include a gabled two storey forward projection of 1.60 metres to the same extent as an existing porch. The footprint measures 2.90 metres x 9.90 metres. The additional space would provide a new bedroom and enlargement of an existing bedroom at first floor level together with enlarged kitchen and study area at ground floor level. In the rear elevation a bedroom window is shown at first floor level and a glazed door and kitchen window at ground floor level. In the front elevation there would be matching windows on each floor and in the side a small secondary window. Facing materials would be rendered walls and roof tiles to match existing.

2. Policies**2.1 Planning Policy Guidance:**

PPG1 - General Policy and Principles

2.2 South Herefordshire District Local Plan:

Policy GD1 - General Development Criteria

Policy SH23 - Extensions to Dwellings

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy DR1	-	Design
Policy H18	-	Alterations and Extensions

3. Planning History

3.1 None relevant to this application.

4. Consultation Summary

Statutory Consultations

4.1 None consulted.

Internal Council Advice

4.2 The Traffic Manager - no objection to the grant of permission.

5. Representations

5.1 Belmont Rural Parish Council has considered this application for development and is concerned that the proposals would result in a development which is disproportionate for the location and be overbearing in relation to neighbouring properties.

There are also concerns over the availability of off road parking in this small cul-de-sac and the Parish Council's Footpaths Officer reports a number of complaints regarding inappropriately parked vehicles in this street. We note that the garage has already been converted to living accommodation, reducing the availability of off road parking at this property. There is no facility for additional parking on the road in this cul-de-sac so we would suggest that the provision of additional off road parking be a condition of any proposed approval.

5.2 Two letters of objection have been received from Mrs. B. Dawson, 4 Buckfast Close, Belmont, Hereford, HR2 7XL and Mr. & Mrs. T.C. Cooper, 3 Buckfast Close, Belmont, HR2 7XL, Hereford. Both these addresses are to the rear of the site and the grounds of objection can be summarised as follows:

1. Blocking view and loss of skyline.
2. Block out sunlight.
3. Concern about possible future building on grass verge at the side of the property.
4. Overlooking of objectors bedroom and consequent loss of privacy from proposed bedroom window.
5. Loss of privacy to existing patio.
6. Noise and disruption from building operations.

The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

6.1 The key issues in the consideration of this application are:

- i) The effect of the proposal on the character and appearance of the existing dwelling in terms of mass, scale, design and materials.
 - ii) The extent to which the existing dwelling remains the dominant feature in any resulting scheme.
 - iii) The extent to which the proposal fulfils the appropriate criteria of Policy GD1 (General Development Criteria) and Policy SH23 (Extensions to Dwellings) of the South Herefordshire District Local Plan.
 - iv) Impact on the character of the surrounding area.
 - v) Amenity of the occupiers of nearby residential properties.
 - vi) Parking and highway safety.
- 6.2 The design of the proposed extension is basically a two storey projection of the existing side profile of the house but incorporating a short forward projection with a feature gable which intersects the front roof slope. Window styles and proportions are consistent with the existing elevations and facing materials match the existing wall rendering and roof tiles. Its scale and mass would not appear over dominant and it is considered to be a logical and reasonably sympathetic addition, compatible with the character and appearance of the host building and the townscape character of the surrounding residential area. There are several similar extensions in the neighbourhood.
- 6.3 The rear wall of the extension is on the same plane as the existing house and the distance to the rear wall of the nearest dwelling to the rear, No. 4 Buckfast Close, is in the order of 19.20 metres. There is a first floor bedroom window at the rear of both houses. The additional bedroom window in the rear of the proposed extension would have a slightly more direct relationship to that in the rear of No. 4 Buckfast Close, however bearing in mind the intervening distance, it is not considered that it would result in an unacceptable increase in the risk of overlooking or loss of privacy.
- 6.4 It is considered that the extension will not result in a significant loss of sunlight to properties at the rear. Moreover the concerns relating to loss of view are not regarded as material considerations in the assessment of this application.
- 6.5 On the matter of off street car parking there is sufficient space on the front hardstanding area for the parking of three cars. Accordingly the parking provision is considered acceptable and the condition suggested by the Parish Council is unnecessary.
- 6.6 Overall it is considered that this proposal has due regard to the considerations in Policies GD1 and SH23 of the South Herefordshire District Local Plan and is acceptable.
- 6.7 Other matters raised by the objectors, such as noise and disruption of building operations and speculation about the use of an adjoining grass verge for building purposes have been considered but are not regarded as having sufficient weight to off set the recommendation to grant planning permission.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

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. **B02 (Matching external materials (extension)).**

Reason: To ensure the external materials harmonise with the existing building.

4. **E18 (No new windows in specified elevation).**

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

Informative:

1. **N03 – Adjoining property rights.**

2. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.