

12 DCCE2004/3862/F - PROPOSED FIRST FLOOR AND GROUND FLOOR EXTENSIONS, 249 ROSS ROAD, HEREFORD, HEREFORDSHIRE, HR2 7RS**For: Mrs L.A. Taylor, 249 Ross Road, Hereford, HR2 7RS****Date Received: 4th November, 2004** **Ward: St. Martins & Hinton** **Grid Ref: 50651, 38062****Expiry Date: 30th December, 2004**

Local Members: Councillor C. Chappell, R. Preece, Mrs U. Attfield

1. Site Description and Proposal

- 1.1 The site is located north of unclassified road U82301 known as Redhill Avenue immediately east of the A49, south of Hereford City centre. The applicant's property is semi-detached of brick construction under a hipped tiled roof with attached single storey flat roof garage. The site is within an Established Residential Area and ground levels fall from south to north within and adjoining the site.
- 1.2 Proposed is the demolition of the existing garage and construction of a new two storey extension with additional single storey lean-to rear incorporating a garage with a utility room at ground floor and en-suite bedroom and bathroom at first floor.

2. Policies

2.1 Hereford Local Plan:

H16 - Alterations and extensions

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

H18 - Alterations and extensions

3. Planning History

- 3.1 HC920492PF - Extension to form garage. Approved 21st December, 1992.

4. Consultation SummaryInternal Council Advice

- 4.1 Traffic Manager: No objections.

5. Representations

- 5.1 Hereford City Council: No objection.
- 5.2 One letter of objection has been received from Mrs E. Ewins, 247 Ross Road, Hereford. The main points raised are:

- first floor extension would restrict light to my garden, side kitchen window and patio area;
- there is a 6ft boundary wall dividing mine and the applicants property with the applicant's property also being 6ft higher than ours. The soil built up on either side of the boundary may not be able to support the proposed extension.

5.3 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 plans have been amended since first submission to address concerns expressed by Officers. The amendments are:

1. Reduction in the width of the extension to create a 400mm recess on the front elevation.
2. Increase in the width of the rear single storey utility by 200mm.
3. Introduction of a hipped roof to the extension.
4. Replacement of proposed bay window at first floor on the front elevation with conventional four-pane window.

6.2 The reduced scale and amended design of the extension now ensures that it is visually and architecturally subservient to the original dwelling. Matching materials are proposed and the introduction of a hipped roof will compliment the form of the existing dwelling. With regard to the neighbours concerns regarding a potential loss of sunlight, there are no windows in the side elevation of the objector's property serving habitable rooms. This fact allied with the limited width of the extension and the juxtaposition and orientation of the two properties is such that any loss of sunlight will be marginal. Concerns regarding the stability of ground adjacent to the boundary are likely to be addressed with the need to comply with Building Regulations should planning permission be approved. Finally, adequate off street parking exists to the satisfaction of the Traffic Manager.

6.3 The amended proposal is considered acceptable in accordance with Policy H16 of the Hereford Local Plan.

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 A09 (Amended plans)

Reason: To ensure the development is carried out in accordance with the amended plans.

3 B02 (Matching external materials (extension))

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

INFORMATIVE:

1 N15 - Reason(s) for the Grant of PP/LBC/CAC

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.