

**14 DCCW2005/0393/F - TWO STOREY AND SINGLE STOREY REAR EXTENSIONS AT 31 HOLMER ROAD, HEREFORD, HR4 9RX****For: Mr. & Mrs. J. Jenkins per Mr. N.J. Teale, Brambles Farm, Naunton, Upton-upon-Severn, Worcestershire, WR8 0PZ****Date Received: 7th February, 2005    Ward: Three Elms    Grid Ref: 50575, 41202  
Expiry Date: 4th April, 2005**

Local Members: Councillors Mrs. P.A. Andrews, Mrs. S.P.A. Daniels and Ms. A.M. Toon

**1. Site Description and Proposal**

- 1.1 The application site is comprised for a semi-detached two storey dwelling located to the western side of Holmer Road within an established residential area. Its attached neighbour, 29 Holmer Road, forms the southern boundary of the application site.
- 1.2 The application site is also within the northern boundary of Widemarsh Common Conservation Area.
- 1.3 This application seeks planning permission to erect a first floor extension to the rear of the dwelling, predominantly located above an existing ground floor extension.
- 1.4 The proposed extension will not provide any significant increase in habitable accommodation, but will facilitate a remodelling of the first floor to allow access to a bathroom without the need to pass through an existing bedroom.

**2. Policies****2.1 Hereford Local Plan:**

Policy ENV14	-	Design
Policy H14	-	Established Residential Areas – Site Factors
Policy H16	-	Alterations and Extensions
Policy CON13	-	Conservation Areas – Development Proposals

**3. Planning History**

- 3.1 DCCW2004/3865/F    Two storey rear extension. Refused 26th January, 2005. This application was refused as it was considered to be overly dominant by reasons of its scale, bulk and massing. The present application is a resubmission which seeks to address these objections.

#### **4. Consultation Summary**

##### Statutory Consultations

4.1 Highways Agency - no objection.

##### Internal Council Advice

4.2 The Conservation Manager - the proposal would not have a major impact on the character and setting of the Conservation Area, and the proposed extension is in keeping with and subservient to the original dwelling.

#### **5. Representations**

5.1 Hereford City Council - no objection.

5.2 One letter of objection has been received from Mr. Peter Watkins, 29 Holmer Road that raises the following objections which are summarised as:

- Overdevelopment of the existing dwelling.
- Overbearing on the adjoining properties.
- Civil consent will not be granted for the works to the Party Wall.

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 principal considerations in determining this application are the impact of the proposed extension on the adjoining dwellings and the visual impact on the character and appearance of the Conservation Area.

6.2 Although the proposed extension will rise above part of the existing single storey rear extension of 29 Holmer Road, it is not considered that the proposal will give rise to a demonstrable loss of amenity.

6.3 Both properties already have two storey rear extensions immediately to the rear of the main dwelling which continue at ground floor into the rear garden area, therefore the bulk of the extension will be masked by the existing structure.

6.4 Furthermore, the design of the proposed extension has paid consideration to the placement of windows to minimise any issues of overlooking. The minimal impact of an additional first floor extension is evidenced by the presence of a similar extension which has previously been constructed to the rear of 33 Holmer Road.

6.5 The remaining issues referred to in the letter of objection from Mr. Watkins are civil matters and are therefore not material planning considerations.

6.6 The proposed extension is not considered to have an adverse impact on the visual amenity of the designated Conservation Area, and this is confirmed by the advice provided by the Conservation Manager.

6.7 Overall the proposal complies with the relevant policies in the Local Plan and as such, approval is recommended.

**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.**

**Informatives:**

1. **N03 - Adjoining property rights.**
2. **N14 - Party Wall Act 1996.**
3. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.