

14 DCCE2005/1642/F - DEMOLITION OF EXISTING GARAGE. CONSTRUCTION OF SINGLE STOREY EXTENSION TO REAR OF EXISTING BUILDING. LLAMEDOS, PRESTON WYNNE, HEREFORD, HEREFORDSHIRE, HR1 3PB

For: Mr. & Mrs. Alder per RRA Architects, Packers House, 25 West Street, Hereford, HR4 0BX

Date Received: 19th May, 2005 Ward: Hagley Grid Ref: 55784, 47097

Expiry Date: 14th July, 2005

Local Member: Councillor R.M. Wilson

1. Site Description and Proposal

- 1.1 This application seeks permission for the erection of a single storey side extension to Llamedos, Preston Wynne. The application site is located in Preston Wynne, an open countryside location for the purposes of planning policy. A single storey dwelling house with attached garage to the side is currently found on site.
- 1.2 The proposal seeks permission for the erection of a contemporary single storey addition. The existing garage is to be removed as part of this development. The proposal involves a rear addition with timber cladding on the east facing elevation and glazing to the south and west.

2. Policies

2.1 Planning Policy Guidance:

- PPG1 - General Policy and Principles
PPG15 - Planning and the Historic Environment

2.2 South Herefordshire District Local Plan:

- GD1 - General Development Criteria
C29 - Setting of a Listed Building
SH23 - Extensions to Dwellings
T3 - Highway Safety Requirements
T4 - Highway and Car Parking Standards

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

- S1 - Sustainable Development
S2 - Development Requirements
S7 - Natural and Historic Heritage
DR1 - Design
H18 - Alterations and Extensions
HBA6 - New Development within Conservation Areas

3. Planning History

3.1 None identified.

4. Consultation Summary

Statutory Consultations

4.1 None.

Internal Council Advice

4.2 Traffic Manager: No objections.

5. Representations

5.1 Preston Wynne Parish Council: No objection.

5.2 Local Residents: One letter of objection has been received raising the following points:

- Boundary line is incorrectly drawn;
- Building is over neighbour's land;
- Loss of privacy.

5.3 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. Officers Appraisal

6.1 It is considered that the following points represent the key issues associated with this application:

1. Principle of Development;
2. Design and Scale;
3. Residential Amenities;
4. Visual Amenities;

Each of these issues will be considered individually.

Principle of Development

6.2 South Herefordshire District Local Plan Policy SH23 and Herefordshire Unitary Development Plan Policy H18 relate to residential extensions. These policies advise that additions should be in scale and in keeping with the character of the existing building and its surroundings, provide for any increase in car parking provision, have regard to the amenities of nearby residential properties, and be in keeping with the overall character of the area.

6.3 South Herefordshire Local Plan Policy GD1 and Herefordshire Unitary Development Plan Policy DR1 relate to the design of new development. The importance of securing appropriately designed new development is emphasised.

- 6.4 In consideration of the above policies it is considered that there are no fundamental policy objections to the proposed development. The application is therefore considered acceptable in principle with the acceptability or otherwise of this scheme resting in the details.

Design and Scale

- 6.5 This application seeks a contemporary design solution. Planning policy for house extensions advises that new development should be in keeping with the existing character of the area and associated dwelling. The existing property is a typical bungalow from the middle of the last century. A more traditional addition to reflect this could be secured, however, it is considered that being 'in keeping' prevents a contemporary design approach where the design is considered appropriate for the location. It is considered that this contemporary design approach will actually improve the architectural interest of this property and from a scale perspective the contemporary approach secures floor space that would be more difficult to successfully secure with a traditional design approach. By virtue of being an appropriate design solution it is considered that this addition is indeed in keeping with the associated dwelling house. The scale and siting are considered appropriate in the context of the existing dwelling house.

Residential Amenities

- 6.6 It is considered that the siting of this addition is such that the principal property of concern from a residential amenity perspective is that of Cleeve Lodge, located to the east of the application site. The proposal is to be sited adjacent to the boundary with this property but the contemporary design solution maintains a relatively low roof height of 3.1 metres and as such it is not considered that the overbearing impact and light loss associated with this addition will be beyond acceptable limits. In relation to privacy, two bathroom openings are proposed together with a high level bedroom window strip opening. These openings will be conditioned for obscure glazing to ensure the privacy of the adjacent landowner. Turning to the west, it is considered that Rose Cottage is of a sufficient distance to ensure its privacy and the existing landscaping provides an effective screen between these properties. Notwithstanding this, a condition requiring agreement of boundary treatment is proposed.

Visual Amenities

- 6.7 The siting of this addition ensures limited views from the roadway will be afforded to it. The design has already been noted for its acceptability and in light of this, and in consideration of the character and appearance of the locality, it is considered that the visual amenities of the locality will be preserved through this development.

Conclusion

- 6.8 It is considered that this application represents a scheme of architectural merit that will enhance the character and appearance of the existing dwelling. It is considered that the design is appropriate and the scale and siting acceptable having regard to visual and residential amenities.

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 B01 (Samples of external materials)

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

3 E17 (No windows in side elevation of extension)

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

4 E19 (Obscure glazing to windows)

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

5 G01 (Details of boundary treatments)

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

Informatives:

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.