

8 DCCW2005/1908/F - DEMOLITION OF EXISTING CONSERVATORY AND GARAGE, ERECTION OF TWO STOREY EXTENSION TO SIDE AND CONSERVATORY TO REAR AT 4 AMYAND DRIVE, HEREFORD, HEREFORDSHIRE, HR4 0LU

For: Mr. S. Wilson, 4 Amyand Drive, Whitecross, Hereford, HR4 0LU

Date Received: 10th June, 2005 Ward: St. Nicholas Grid Ref: 49638, 40408

Expiry Date: 5th August, 2005

Local Members: Councillors Mrs. E.M. Bew and Miss F. Short

1. Site Description and Proposal

1.1 The application site is a two storey, three bedroom, semi detached house, fronting the north side of the turning head to Amyand Drive, a residential cul-de-sac off the south side of Whitecross Road. It is within an established residential area. Immediately to the rear are the gardens of houses fronting Whitecross Road, including No. 179 and No. 181 which is a Grade II listed building. Adjoining to the east is No. 5 Amyand Drive, a similar semi detached dwelling with single storey side extension, sited at an angle in relation to the application site and fronting the end of the turning head with a splayed shared boundary.

1.2 Attached to the side of the existing house is a porch/conservatory alongside which, parallel to the splayed boundary, there is a detached garage with access from the turning head to Amyand Drive. The space to the front of the house is laid out as a hard standing area and shown on the submitted drawings as parking space for two cars. It is proposed to demolish these existing single storey structures and erect a two storey pitched roof extension with a drop down ridge line to provide a new garage and a box room in the roof space. Two small velux style windows are proposed in the front roof slope and an obscure glazed window is indicated in the proposed side elevation, some 2.00 metres away from the side boundary with No. 5. Dimensions of the extension are as follows:-

Width - 3.54 metres; Depth - 7.90 metres; Eaves height - 3.70 metres; Ridge height - 6.40 metres (1.70 metres lower than the existing ridge). Facing materials would be bricks and roof tiles to match existing.

1.3 It is also proposed to erect an orthodox lean-to style conservatory projecting 4.00 metres with a width of 2.90 metres from the rear of the house, in a position adjacent to the boundary with No. 3 Amyand Drive. Having all round glazing on a brick plinth, its overall height would be 2.983 metres.

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
Policy T5	-	Car Parking
Policy CON2	-	Listed Buildings – Development Proposals
Policy CON3	-	Listed Buildings – Criteria for Proposals

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy H18	-	Alterations and Extensions
Policy HBA4	-	Setting of Listed Buildings

3. Planning History

- 3.1 DCCW2005/0314/F Demolition of existing side porch/conservatory and garage, erection of two storey extension to side and conservatory to rear. Refused - 21st March, 2005.

4. Consultation Summary

Statutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Conservation Manager - this proposal would have a minor impact on the setting of the listed building and is therefore acceptable.
- 4.3 Traffic Manager - recommends conditions.

5. Representations

- 5.1 Hereford City Council - no objections.
- 5.2 A letter of objection has been received from 181 Whitecross Road. The grounds of objection are the same as a letter dated 28th February, 2005 in response to the previous similar application reference DCCW2005/0314/F, summarised as follows:-
- 1) Concerned that the height of the building is going to block considerably, if not totally, the view and the light affecting any office (on the ground floor), in which I spend most of my days, since I work from home.
 - 2) Also even from our first floor windows, the view will be blocked. Erecting a two storey building almost on our garden will make us feel penned in and will certainly depreciate our property.
- 5.3 A letter of objection has also been received from 179 Whitecross Road, summarised as follows:-

- 1) The addition of an extension to No. 4 Amyand Drive would add to the already claustrophobic setting of our bungalow.
- 2) The house next door have built an extension that now blocks completely one window and greatly obscures any view through the other. Surrounded as we are, by taller multi-storey buildings to have this new two storey extension would greatly add to the sense of confinement and lack of privacy, not to mention the loss of currently visible sky.

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 This application is a resubmission following the refusal of application reference DCCW2005/0314/F for a similar proposal, the grounds for refusal were:-

- 1) Inadequate provision is made, within the curtilage of the site, for vehicular access to the proposed garage and the off-street parking and manoeuvring of cars. This is likely to result in an unacceptable risk of displaced parking within the turning head of the adjoining highway.
- 2) The proposed window to the first floor box room would be in close proximity to the adjoining residential property, No. 5 Amyand Drive. The window is the sole source of natural light to and outlook from the room and it is considered that it will result in an unacceptable risk of overlooking with consequent loss of privacy and amenity to the occupiers of the neighbouring property.

6.2 Following the refusal, a meeting was held at the request of the applicant to explore an amended scheme which addressed the reasons for refusal.

6.3 The current proposal incorporates the following revisions:-

- 1) Garage door opening increased and pier width decreased.
- 2) Front of extension moved back and reduced in length by 0.5 metres, width increased by 0.3 metres.
- 3) The gable end window to be obscure glazed and two small velux windows introduced in the front roof slope.

6.4 Revision 1 and 2 will now enable satisfactory vehicular access into the proposed garage together with adequate parking provision on the front hard standing. In the light of these amendments the Traffic manager no longer recommends refusal and it is considered that ground 1 has been addressed.

6.5 With regard to the second ground of refusal, it is considered that the use of obscure glazing in the gable window will overcome the concerns in this reason also.

6.6 Because the first floor "box room" is contained within the roof space the ridge line and eaves level of the extension are significantly lower than those of the existing dwelling. The respective dimensions scaled off the submitted drawings are 6.40 metres and 3.70 metres (extension), 8.10 metres and 4.70 metres (existing dwelling). The only window

proposed in the rear elevation of the extension is an obscure glazed window to the garage.

- 6.7 An impact assessment has been previously carried out from inside and outside of No. 181 Whitecross road and No. 179. Bearing in mind the physical characteristics of the extension, in particular the reduced roof line referred to above, the building to building distance and the existing building backdrop, it is considered that the proposed extension would not cause undue harm to the amenity of the occupiers of dwellings in Whitecross Road at the rear of the site. Notwithstanding the fact that it will be visible, the loss of any view is not a material consideration and it is judged that there would not be a significant loss of natural light and it would not appear over dominant in the townscape.
- 6.8 The amenity and impact consideration in relation to the Whitecross Road dwellings are the same as those in the previous application, which was also the subject of an impact assessment. It will be noted that the reasons for refusal did not include any negative impact consequences in relation to the Whitecross Road dwellings.
- 6.9 It is considered that the design of the proposed extension is compatible with the scale, character and appearance of the existing dwelling and the character of the established residential area.
- 6.10 With regard to the proposed conservatory, it is considered that it would be compatible with the character and appearance of the host dwelling and the character of the surrounding area. It is also considered that it will not have an adverse impact on the setting of the nearby listed building and will not have any undue amenity impact on neighbouring residential properties.
- 6.11 In the light of the above-mentioned considerations it is considered that the proposal is acceptable.

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. A07 (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.

- 5. **E19 (Obscure glazing to windows).**
Reason: In order to protect the residential amenity of adjacent properties.

- 6. **H05 (Access Gates).**
Reason: In the interests of highway safety.

Informatives:

- 1. **N03 - Adjoining property rights.**
- 2. **HN5 – Works within the highway.**
- 3. **HN10 – No drainage to discharge to highway.**
- 4. **N14 - Party Wall Act 1996.**
- 5. **N15 - Reason(s) for the Grant of PP.**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



HEREFORDSHIRE
COUNCIL

Planning Services

Blueschool House
Blueschool Street
Hereford
HR1 2ZB



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APPLICATION NO: DCCW2005/1908/F

SCALE : 1 : 1250

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