

11 DCCE2005/2321/F - FIRST FLOOR EXTENSION TO EXISTING DWELLING. 4 CARTER GROVE, HEREFORD, HEREFORDSHIRE, HR1 1NT**For: Mr. N. Nenadich, RRA Architects, Packers House, 25 West Street, Hereford, HR4 0BX****Date Received: 13th July, 2005****Ward: Aylestone****Grid Ref: 52122, 40559****Expiry Date: 7th September, 2005**

Local Members: Councillors D.B. Wilcox and A.L. Williams

1. Site Description and Proposal

- 1.1 This application seeks permission for the erection of a first floor side extension to 4 Carter Grove, Hereford. The application site is located within an established residential area found to the south of the Hereford colleges. The application falls within a designated Conservation Area. The application site consists of a typical suburban dwelling house of no particular architectural interest. A Scots Pine, protected by a Tree Preservation Order, lies in close proximity to the site of the proposed extension.
- 1.2 The proposal seeks permission for the erection of a contemporary two storey addition to provide first floor accommodation. No ground floor is proposed, whilst the proposal involving pole foundations to minimise the impact upon the protected tree. The proposal will provide for new residential accommodation together with a first floor terrace to the rear of the extension and the existing dwelling, where a flat roof above the existing dining room is currently found.
- 1.3 The application represents a resubmission, the first (DCCE2005/1555/F) being withdrawn due to concern over the impact upon the adjacent tree on site, which is protected by a Tree Preservation Order. This application is the result of extensive consultation with the Council's Arboriculturalist.

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

- PPG1 - General policy and principles
- PPG15 - Planning and the historic environment

2.2 Hereford Local Plan:

- ENV14 - Design
- H16 - Alterations and extensions
- CON12 - Conservation areas
- CON13 - Conservation areas - development proposals
- CON14 - Planning applications in conservation areas
- CON21 - Protection of trees

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
LA5	-	Protection of trees, woodlands and hedgerows
HBA6	-	New development within conservation areas

3. Planning History

3.1 CE2005/0394/F - Conservatory extension. Approved 23rd March, 2000.

3.2 DCCE2005/2321/F - First floor side extension to existing dwelling. Withdrawn 29th June, 2005.

4. Consultation Summary

Statutory Consultations

4.1 None.

Internal Council Advice

4.2 Conservation Manager: No objections are raised in respect of the impact of the proposed extension on the Conservation Area or the protected tree.

4.3 Traffic Manager: No objections.

5. Representations

5.1 Hereford City Council: No objection.

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

- Design is out of keeping with traditional buildings that surround the site;
- Loss of privacy;
- Overbearing impact;
- Design is not acceptable.

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, scale and siting;
- 3 Residential amenities;
- 4 Visual amenities and impact upon Conservation Area;

5 Impact upon protected trees.

Principle of Development

- 6.2 Hereford City Local Plan Policy H16 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 Hereford City Local Plan Policy ENV14 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 Turning to the conservation issues associated with this site, Hereford City Local Plan Policies CON12, CON13 and CON14 relate to development within designated Conservation Areas. The importance of preserving or enhancing the character and appearance of these areas is stressed. This stance is echoed in the emerging Herefordshire Unitary Development Plan (Revised Deposit Draft) Policy HBA6. Trees protected by Tree Preservation Orders are considered in Hereford City Local Plan Policy CON21 and Herefordshire Unitary Development Plan (Revised Deposit Draft) Policy LA5. The loss of such trees will be resisted.
- 6.5 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, Scale and Siting

- 6.6 This proposal is notable for its contemporary design approach. Planning policy for house extensions advises that new development should be in keeping with the existing character of the area and associated dwelling. It is not considered, however, that being 'in keeping' prevents a contemporary design approach where the design is considered appropriate for the location. In this instance the application site is found within a late 20th Century housing development that has no particular architectural interest. It is considered that this contemporary design approach will actually improve the architectural interest of this property. By virtue of being an appropriate design solution it is considered that this addition is will not appear incongruous in the context of the associated dwelling house and wider area. The scale and siting are considered appropriate in the context of the existing dwelling house and the layout of the locality.

Residential Amenities

- 6.7 The loss of privacy to neighbouring properties was highlighted at the pre-application consultation stage as a central issue for consideration. To the south east and north east a powder coated/painted steel louver privacy screen is proposed to prevent an unacceptable loss of privacy. To the north west and south west an architectural steel mesh screening system is proposed around the balcony area. It is considered that these screening techniques will ensure the privacy of the adjoining neighbours without compromising the architectural styling of the development. To the south west it is considered that the loss of privacy will be limited to an acceptable level above that

currently found. In consideration of the relation of the property with its neighbours it is considered that the development will not result in an unacceptable loss of light or overbearing impact. Conditions will ensure the effectiveness of the proposed privacy screening.

Visual Amenities and Impact upon Conservation Area

- 6.8 The siting of this addition is such that limited views from public vantage points will be afforded to it. That said, it is considered that this proposal represents a development of visual and architectural merit and as such it is considered that the proposal will cause no harm to the visual amenities of the locality. It is considered that this proposal will certainly preserve, and potentially enhance, the character and appearance of the Conservation Area.

Impact upon Protected Trees

- 6.9 A Scots Pine protected by a Tree Preservation Order is located immediately adjacent to the proposed siting of this extension. The design concept of this scheme, which effectively proposes a floating first floor, is specifically designed to accommodate this tree and no objection has been raised to this revised scheme by the Arboriculturalist.

Conclusion

- 6.10 It is considered that this application represents a scheme of interest and architectural merit that will enhance an otherwise inoffensive, but inspiration lacking, area. 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 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 B01 (Samples of external materials)

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

- 4 Prior to the commencement of development full specifications of the proposed screening measures shall be submitted to and approved in writing by the local planning authority. Prior to the occupation of the development hereby authorised the agreed screening measures shall be installed and retained in perpetuity.**

Reason: To safeguard the amenities of the locality.

5 F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

6 G16 (Protection of trees covered by a Tree Preservation Order)

Reason: To ensure the proper care and maintenance of the trees.

7 G17 (Protection of trees in a Conservation Area)

Reason: To ensure the proper care and maintenance of the trees.

8 G18 (Protection of trees)

Reason: To ensure adequate protection to existing trees which are to be retained, in the interests of the character and amenities of the area.

Informatives:

1 N03 - Adjoining property rights

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

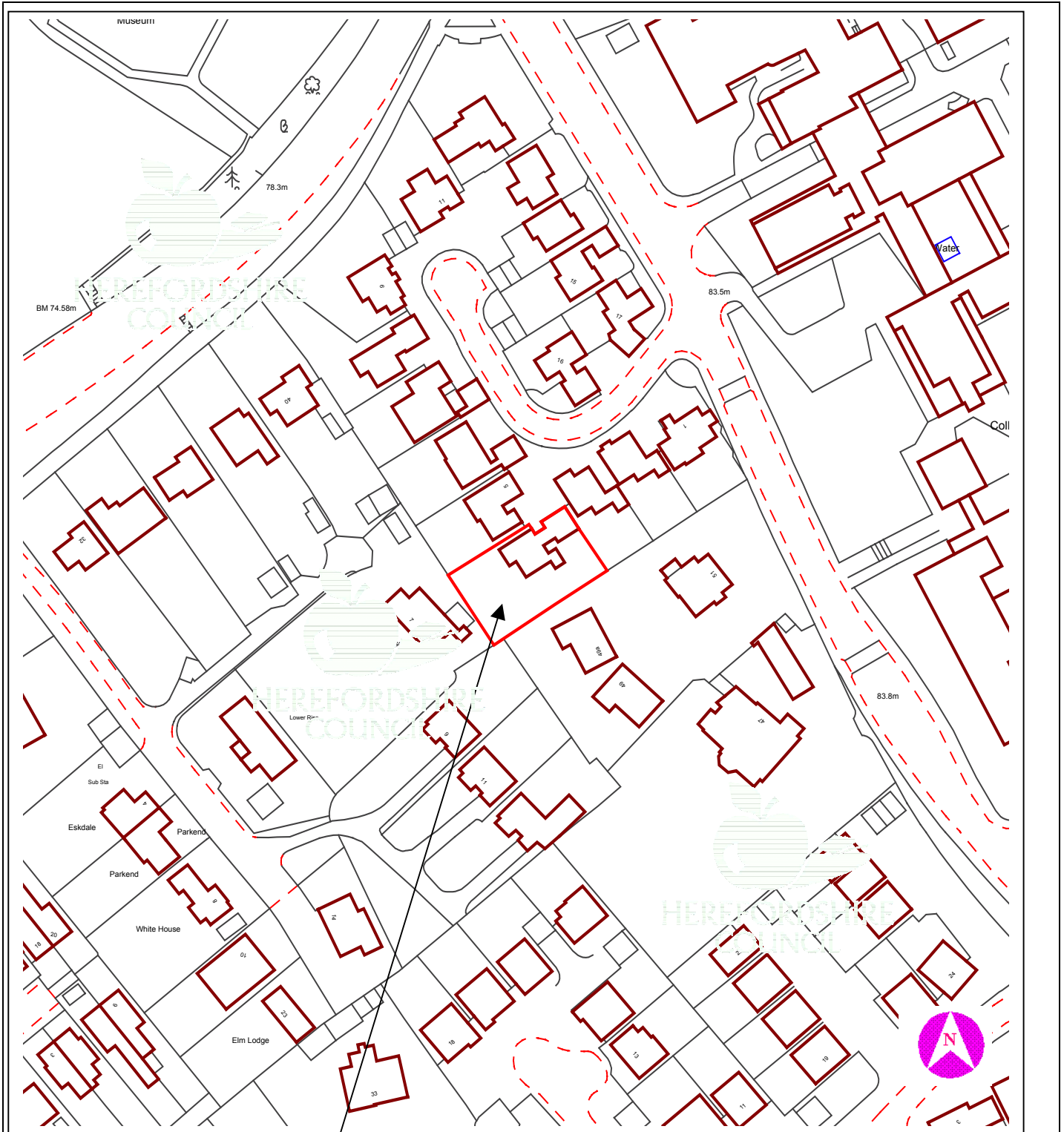
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2005/2321/F

SCALE : 1 : 1250

SITE ADDRESS : 4 Carter Grove, Hereford, Herefordshire, HR1 1NT

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