

**12 DCCE2005/2563/F - FIRST FLOOR EXTENSION TO
SIDE OF PROPERTY 15 HOPTON CLOSE,
BARTESTREE, HEREFORD, HEREFORDSHIRE, HR1
4DQ****For: Mr. D. Bishop, per Mr. D. Forrest, Satchmo, 2
Broomy Hill, Hereford, HR4 0LH****Date Received: 4th August, 2005****Ward: Hagley****Grid Ref: 56213, 41478****Expiry Date: 29th September, 2005**

Local Member: Councillor R.M. Wilson

1. Site Description and Proposal

1.1 15 Hopton Close is a semi-detached dwelling located in a cul-de-sac development and within the designated settlement boundary of Bartestree. A detached garage is currently situated in the north-east elevation attached to which are a carport and a conservatory at the rear.

1.2 The application seeks planning permission to erect a pitch roof two-storey side extension with part of the ground floor space opened as a carport area. Brickwork and roof tile are proposed to match the existing dwelling.

2. Policies

2.1 South Herefordshire District Local Plan:

GD1 - General development criteria
SH23 - Extensions to dwellings

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

DR1 - Design
DR2 - Land use and activity
H18 - Alterations and extensions

3. Planning History

3.1 None identified.

4. Consultation SummaryStatutory Consultations

4.1 None.

Internal Council Advice

4.2 Traffic Manager: No objections.

5. Representations

- 5.1 Lugwardine Parish Council: No objections.
- 5.2 Local Residents: A letter has been received from a neighbouring property at 14 Hopton Close raising the following objections:
- Light: the proposed extension will block light into their front door, hallway and the conservatory at the rear.
 - Access: due to the width of the carport, the proposed extension will restrict the neighbour from opening their vehicle doors, as a result the existing carport will be redundant and offer no protection to their vehicle.
- 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 The key considerations in the determination of this application are as follows:
- (a) Principle of development;
 - (b) Design and scale; and
 - (c) Impact on residential amenities.

Principle of Development

- 6.2 Development Plan policy states that alterations and extensions to existing dwellings should be in scale and in keeping with the character of the existing building, its surroundings, and to the amenities of nearby residential properties. It is considered that this objective is met in principle.

Design and Scale

- 6.3 It is noted that there are no examples of similar side additions in the locality, however, it is considered that the proposed extension would represent a visual enhancement of the locality through the creation of a more modern and attractive appearance. The side additions will be appropriate in scale and is not excessive for the existing dwelling house. The subservient appearance of the extension will effectively integrate into the existing built form without compromising the visual dominance of the original dwelling.

Impact on Residential Amenities

- 6.4 The sole objection is from the neighbouring property, 14 Hopton Close. It is noted that the neighbour's front door is located to the side of the property, which is currently face-to-face to the proposed dwelling. It is considered that the proposed additions may affect the level of light to the neighbouring property, however it will be a minimal impact that could not be justified as a reason for refusal of this application.
- 6.5 The neighbour has pointed out that the ground floor part of the extension will prevent him opening his car door over his neighbour's property. However, the extension does not encroach across the common boundary and the objector's car port is not reduced in width. Whilst there will be some inconvenience to the neighbour it is not considered that the impact is sufficient to warrant the refusal of planning permission.

Conclusion

6.6 It is considered that the proposed development is in accordance with the relevant planning policies, and with appropriate conditions applied, the proposed development would be 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 A09 (Amended plans)

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

3 B03 (Matching external materials (general))

Reason: To ensure the satisfactory appearance of the development.

4 E09 (No conversion of garage to habitable accommodation)

Reason: To ensure adequate off street parking arrangements remain available at all times.

Informatives:

1 N03 - Adjoining property rights

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

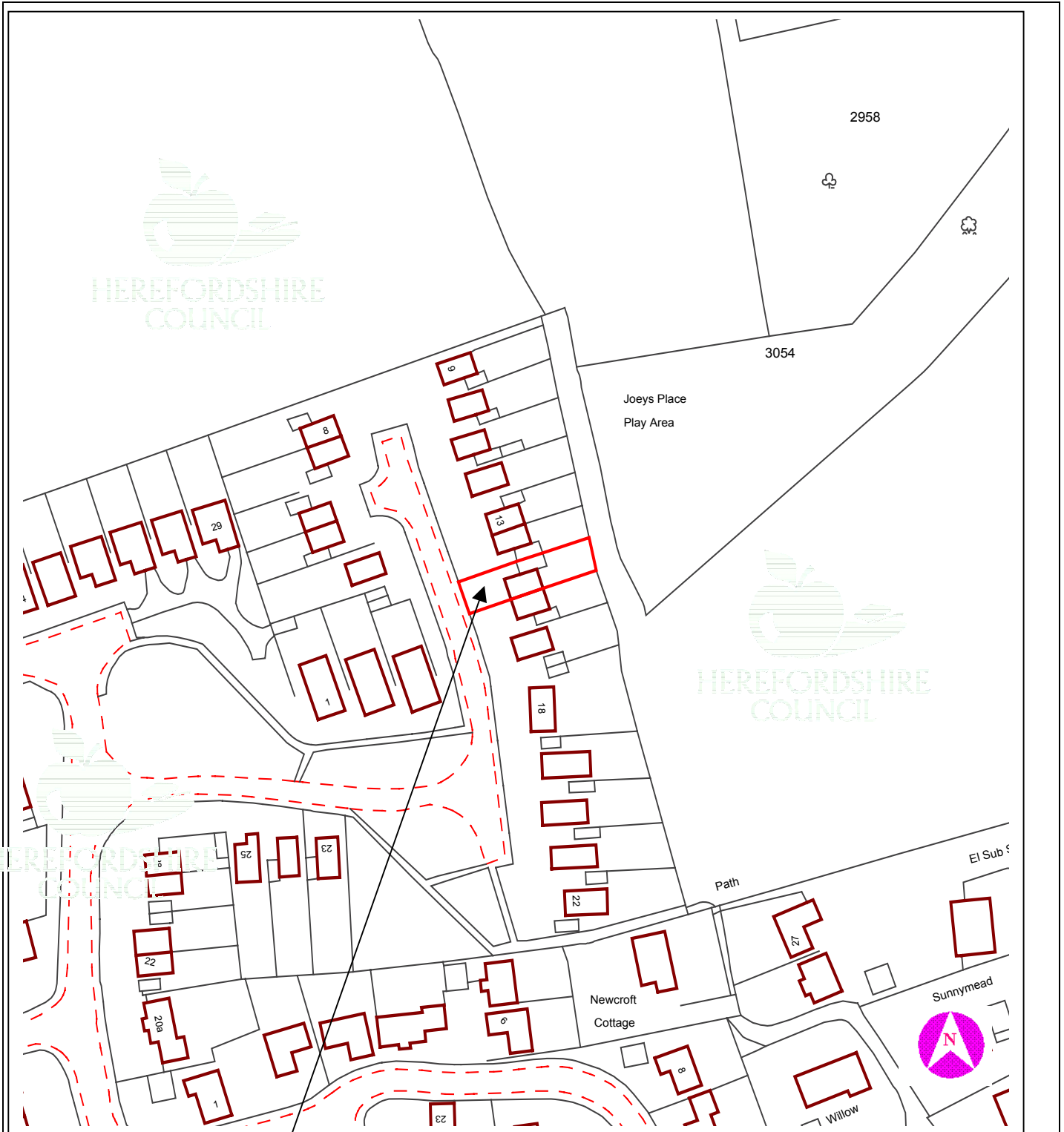
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2005/2563/F

SCALE : 1 : 1250

SITE ADDRESS : 15 Hopton Close, Bartestree, Hereford, Herefordshire, HR1 4DQ

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