

19 DCCE2005/2602/F - GROUND FLOOR ALTERATIONS WITH FIRST FLOOR EXTENSION OVER 5A, FOLLY LANE, HEREFORD, HEREFORDSHIRE, HR1 1LY**For: Mr. & Mrs. J. Condon per Mr. Roger, 37 Broomy Hill, Hereford, HR4 0LJ****Date Received: 8th August, 2005 Ward: Aylestone****Grid Ref: 52542, 40288****Expiry Date: 3rd October, 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 and ground floor alterations to 5A Folly Lane, Hereford. The application site is located to the south of Folly Lane within the established residential area. The application site is home to a detached dwelling house located to the east of No. 7 Folly Lane. The existing property is a detached property with attached single storey projection forming a garage and sitting room.
- 1.2 The proposal seeks permission for the erection of a hipped roof first floor addition above the existing garage and sitting room. The garage and sitting room currently form a single storey side addition running to the rear of the rear elevation of the main dwelling. The first floor addition follows this footprint running to the rear with a gable end. The proposal is intended to provide a guest bedroom, playroom, utility room, and study in place of the existing garage and sitting room. A new door is proposed to the front and the addition is proposed to be finished with render and timber frame cladding to match the existing.

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

PPS1 - Delivering sustainable development

2.2 Hereford Local Plan:ENV14 - Design
H16 - Alterations and extensions**2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):**S1 - Sustainable development
S2 - Development requirements
DR1 - Design
H18 - Alterations and extensions

3. Planning History

3.1 None identified on site.

4. Consultation Summary

Statutory Consultations

4.1 None.

Internal Council Advice

4.2 Traffic Manager: No objections.

5. Representations

5.1 Hereford City Council: No objection.

5.2 Local Residents: One letter of objection has been received from the occupiers of number 7 Folly Lane raising the following points:

- Loss of privacy;
- Overbearing impact;
- Impact of construction work.

5.2 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.

Each of these issues will be considered individually.

Principle of Development

6.2 Hereford 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 In consideration of the above policies there are no fundamental policy objections to the proposed development. Consequently the acceptability or otherwise of this scheme rests in the details.

Design and Scale

- 6.4 This proposal seeks permission for a hipped roof addition to a gable-ended property. The result of this is that the existing property will be unbalanced and will appear somewhat awkward. Such a design solution is not ideal and a traditional gable ended addition would certainly integrate more effectively with the existing built form. In this instance, however, the proximity of the addition to the neighbouring property is a significant factor for consideration and a gable-ended addition would increase the overbearing impact and light loss caused by this addition. This matter is discussed more in the subsequent section of this report but it is for this reason that it is considered that this design be given due consideration. The existing property is not of outstanding architectural merit and is not a prominent building within the street scene. In this context the design, though not ideal, will not prove harmful to the appearance of the existing built form and will not represent an unacceptable incongruous feature. The addition will integrate into the roof slope of the existing dwelling but is set down from the ridge. The front elevation is already somewhat complicated visually and as such a set back was not pursued in this instance. Overall it is considered that the desirability of minimising the impact upon the neighbouring property, in combination with the limited merit of the existing property and its lack of prominence, are such that the design and scale are considered acceptable.

Residential Amenities

- 6.5 The loss of privacy and overbearing impact associated with this proposal is a significant factor for consideration. The existing property is immediately adjacent to the site boundary and the neighbouring property to the west (No. 7) is itself in relatively close proximity to the boundary. The distance between the side elevation of this proposal and the side elevation of No. 7 will be only 2.5 metres. The side elevation of No. 7 also contains windows to habitable rooms, most notable of which are the two rearmost openings which serve a living room and, at first floor level, a bedroom. There will therefore be an undeniable overbearing impact as a result of this addition on these windows. The windows are, however, the secondary openings serving these rooms, both of which are also served by large bay windows. The overbearing impact and light loss to the secondary windows is therefore regrettable but not considered sufficient to resist this application due to the primary windows in the south facing rear elevation. The windows located towards the front of the side elevation will suffer from only a limited impact due to the set back of No. 5A, and the first floor rear addition is not considered to be of sufficient scale to cause an unacceptable impact to the rear.
- 6.6 The design solution proposed minimises the likely overbearing impact and light loss, particularly to the rear. The two rooflight openings are intended to serve a stairwell and bathroom. These will be conditioned with obscure glazing to ensure the maintenance of privacy in No. 7. In consideration of the above issues it is, on balance, considered that the impact upon the residential amenities will be within acceptable limits. No other properties will be adversely impacted upon by this development.
- 6.7 A condition will be attached to ensure that construction takes place during reasonable hours.

Visual Amenities

- 6.8 Folly Lane is characterised by properties of varying designs and ages and as such here is no single dwelling form or period to relate to. This property is not particularly

prominent in the street scene and of no particular note except possibly for its pastiche effect timber and render cladding which appears a little incongruous in this area. The set back nature of this property, its appearance, and the design and scale of the proposal are such that it is considered that this scheme will not adversely impact upon the street scene.

Conclusion

- 6.9 This application does not represent the best design solution available from an architectural perspective but it is the most appropriate in consideration of the residential amenity issues associated with this development. The area is such that this proposal can be accommodated without detriment to visual amenities. The development will undeniably impact upon No. 7 Folly Lane, however, it is important to assess whether the impact is unacceptable. In this instance the existence of south facing rear windows will ensure acceptable conditions within the affected rooms. On this basis it is considered that this application represents an acceptable form of development.

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.

- 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 F16 (Restriction of hours during construction)**

Reason: To protect the amenity of local residents.

Informatives:

- 1 N03 - Adjoining property rights.**

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

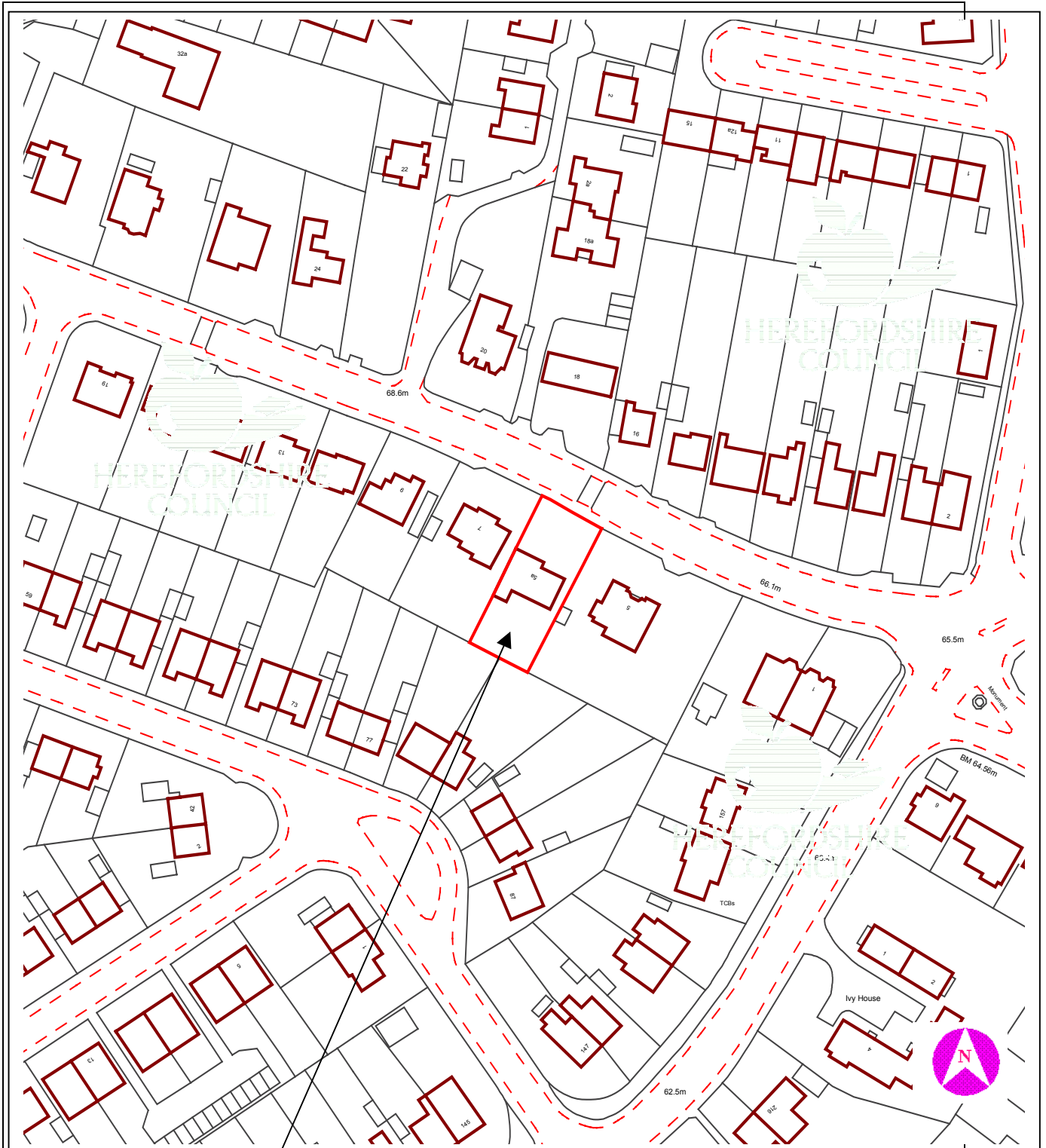
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2005/2602/F

SCALE : 1 : 1250

SITE ADDRESS : 5A, Folly Lane, Hereford, Herefordshire, HR1 1LY

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