

10 DCCE2005/3026/F - TWO STOREY EXTENSION AND LOFT CONVERSION 24 HAMPTON STREET, HEREFORD, HEREFORDSHIRE, HR1 2RA**For: Ms. J. Cross, per Mr. Hemming, Yew Tree Cottage, Tillington, Hereford, HR4 8LW****Date Received: 20th September, 2005 Ward: Tupsley Grid Ref: 51567, 39329****Expiry Date: 15th November, 2005**

Local Members: Councillors Mrs. M.D. Lloyd-Hayes and W.J. Walling

1. Site Description and Proposal

- 1.1 This applications seeks permission for the erection of a two storey extension at 24 Hampton Street, Hereford. The existing property is a two storey terraced dwelling with an existing single storey extension to the rear with a mono-pitch roof. The site is located within the Established Residential Area of Hereford.
- 1.2 This proposed to enlarge the existing rear extension to increase its width at the point closest to the dwelling, together with the addition of a first floor above. The remaining rear extension beyond that to be extended will be redeveloped and a 'sedum' flat roof introduced. The two storey element will project 1.55 metres back from the main rear wall of the house. A third floor of accommodation will also be formed by virtue of the works within the resulting roof space.

2. Policies

2.1 Hereford Local Plan:

ENV14	-	Design
H16	-	Alterations and extensions
T5	-	Car parking – designated areas

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

S1	-	Sustainable development
S2	-	Development requirements
DR1	-	Design
H16	-	Car parking
H18	-	Alterations and extensions
T11	-	Parking provision

3. Planning History

- 3.1 None identified.

4. Consultation SummaryStatutory Consultations

4.1 None

Internal Council Advice

4.2 Traffic Manager: Raised no objection.

5. Representations

5.1 Hereford City Council: No objection.

5.2 Local Residents: Two letters of objection have been received from the following sources:

- Mr D. Bray, 22 Hampton Street, Hereford
- D. Powell, Stocken Farm, Presteigne, Powys - owners of 22 Hampton Street, Hereford.

The comments raised can be summarised as follows:

- Loss of privacy;
- Loss of light;
- Amenity issues associated with proposed new doorway;
- Overbearing impact;
- Obstruction of alleyway access during construction;
- Out of keeping with the area;
- Inappropriate extension type for terraced property.

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 main issues for consideration in this instance are:

1. Principle of Development
2. Design, Scale and Visual Amenities
3. Residential Amenity.

Principle of Development

6.2 Hereford Local Plan Policy H16 states that development should be of an appropriate design and scale in the context of the existing situation, and be acceptable in relation to the visual amenities of the locality and highway issues. Herefordshire Unitary Development Plan (Revised Deposit Draft) Policy H18 reflects this position.

6.3 Hereford Local Plan Policy ENV14 and Herefordshire Unitary Development Plan (Revised Deposit Draft) Policy DR1 require a high standard of design in new development.

Design, Scale and Visual Amenities

6.4 The two-storey element of the proposal is gable ended and has a traditional character. The proposed fenestration involves French doors and a Juliet balcony at first floor

level. The single storey element is flat roofed with the exception of the addition to the side which has a mono-pitch roof sloping down towards the boundary to the east. The two storey element is modest in scale and the single storey component is of the same scale as the existing addition. The design represents a typical solution for properties of this form and the immediate area has examples of two storey additions with double pitched roofs and gable ends. Two storey extensions, single storey extensions, double pitched roofs, mono-pitched roofs, flat roofs, and dormer openings can all be found in this locality creating a diverse character. It is of note that the neighbouring property to the west (No. 22) has a two storey addition with a gable ended roof, while the neighbour to the east (No. 26) has a single storey mono-pitch addition. Within this eclectic mix of extensions the proposal is considered to be wholly acceptable. It is considered that the visual amenities of the locality will be preserved through this development.

Residential Amenities

- 6.5 The principal objection is the impact of the proposal upon the residential amenities of the neighbouring properties. The neighbouring property to the west (No. 22) has an existing two-storey extension. The introduction of a first floor addition could result in an overbearing effect however in this case the first floor extension is only 1.55 metres in length and would comply with the '45 degree rule'. Turning to the east, the 45 degree line from the first floor opening in the rear of No. 26 is just broken by the extension. In this case, however, no first floor extension is found to the rear, allowing a limited degree of flexibility in assessment. It is considered that the overbearing impact will be within acceptable limits.
- 6.6 In relation to privacy, a condition will ensure that the flat roof is not used as a balcony. With this restriction in place it is considered that the overlooking and loss of privacy resulting from this development will be no worse than that found to the rear of the majority of dwellings in this row. In this context the impact upon privacy and overlooking is considered acceptable.
- 6.7 The single storey element as revised is considered to represent no greater impact than the existing addition in situ.

Other Issues

- 6.8 The creation of the side door is not an amenity issue and furthermore such an opening could be created in the existing rear extension without the need for a planning application.
- 6.9 There are no highway objections.

RECOMMENDATION

That planning permission be approved 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 B02 (Matching external materials (extension))**

Reason: To ensure the external materials harmonise with the existing building.

3 E16 (Removal of permitted development rights)

Reason: In the interests of the residential amenities of the locality

4 The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.

Reason: In the interests of the residential amenities of the locality.

Informatives:

1 N03 - Adjoining property rights

2 In the interests of clarification it is confirmed that Condition 3 above prevents the flat roofed area of the development authorised by this permission for any purpose other than maintenance, repair and emergency escape.

3 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: DCCE2005/3026/F

SCALE : 1 : 1250

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