

9 DCCE2006/0221/F - NEW BEDROOM OVER GARAGE AND NEW PITCHED ROOFS TO REPLACE FLAT ROOFS AT 21 SALISBURY AVENUE, HEREFORD, HR1 1QG**For: A.R. Herbert, 21 Salisbury Avenue, Hereford, HR1 1QG****Date Received: 19th January, 2006 Ward: Tupsley Grid Ref: 53016, 40051**
Expiry Date: 16th March, 2006

Local Members: Councillors Mrs. M.D Lloyd-Hayes, Mrs. E.A. Taylor and W.J. Walling

1. Site Description and Proposal

1.1 21 Salisbury Avenue is a detached dwelling with an attached garage situated within the Established Residential Area of Hereford. To the rear is a flat roof extension, which runs the whole width of the dwelling. A flat roof addition currently exists to the front which links the garage and front door.

1.2 The application seeks planning permission for the following works:

- Erection of a first floor extension over the existing garage;
- Construction of a mono-pitch roof over the existing addition to the rear and;
- Replacement of the existing flat roof with a mono-pitch roof over the garage and front door

2. Policies

2.1 Hereford Local Plan:

Policy ENV14	-	Design
Policy H12	-	Established residential areas – character and amenity
Policy H16	-	Alterations and extensions

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy DR1	-	Design
Policy DR2	-	Land use and activity
Policy H18	-	Alteration 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 Hereford City Council: No objections.

5.2 Local Residents: Two letters have been received from K.J. Edwards of 10 Canterbury Avenue and D.H. Peden & P Peden of 19 Salisbury Avenue. The concerns raised can be summarised as follows:

- Loss of light
- Overshadowing
- Loss of privacy

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) Design and scale; and
- b) Impact on residential amenities

Design and Scale

6.2 The addition is set down along the roofline and set back from the front elevation to provide a subservient appearance, which retains the dominance of the main dwelling. Although the dwelling has been previously extended, it is not considered that this addition is excessive in scale. The loss of the flat roof design and proposed new mono-pitch roof design would represent an enhancement to the dwelling, which accords with development plan policy in this respect.

Impact on Residential Amenities

6.3 The objection from the immediate neighbour is acknowledged. The proposed additions would affect the level of light to 19 Salisbury Avenue where the first floor toilet window and ground floor sitting room window face the side elevation of the applicant's property where the first floor extension is proposed. The proximity to the windows is a cause for some concern but it is recognised that the existing relationship between the two properties is such that the application property already overshadows the neighbour to some extent. The additional first floor element would not significantly change this situation. Furthermore the sitting room window on the ground floor is a secondary window whilst the first floor window serves a WC. In these circumstances it is not considered that the loss of light associated with the proposal would be sufficient to warrant refusal. With regard to overlooking and loss of privacy, it is not considered that the additional windows in the front and rear would have an unacceptable impact on the neighbouring properties.

Conclusion

6.4 The proposed development is in accordance with the relevant planning policies. Having regard to the considerations above, it is considered that with appropriate conditions the proposal will represent 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. **B03 (Matching external materials (general)).**

Reason: To ensure the satisfactory appearance of the development.

- 4. **E18 (No new windows in specified elevation) (north east).**

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.

Informatives:

- 1. **N03 - Adjoining property rights**
- 2. **N15 - Reason(s) for the Grant of PP.**

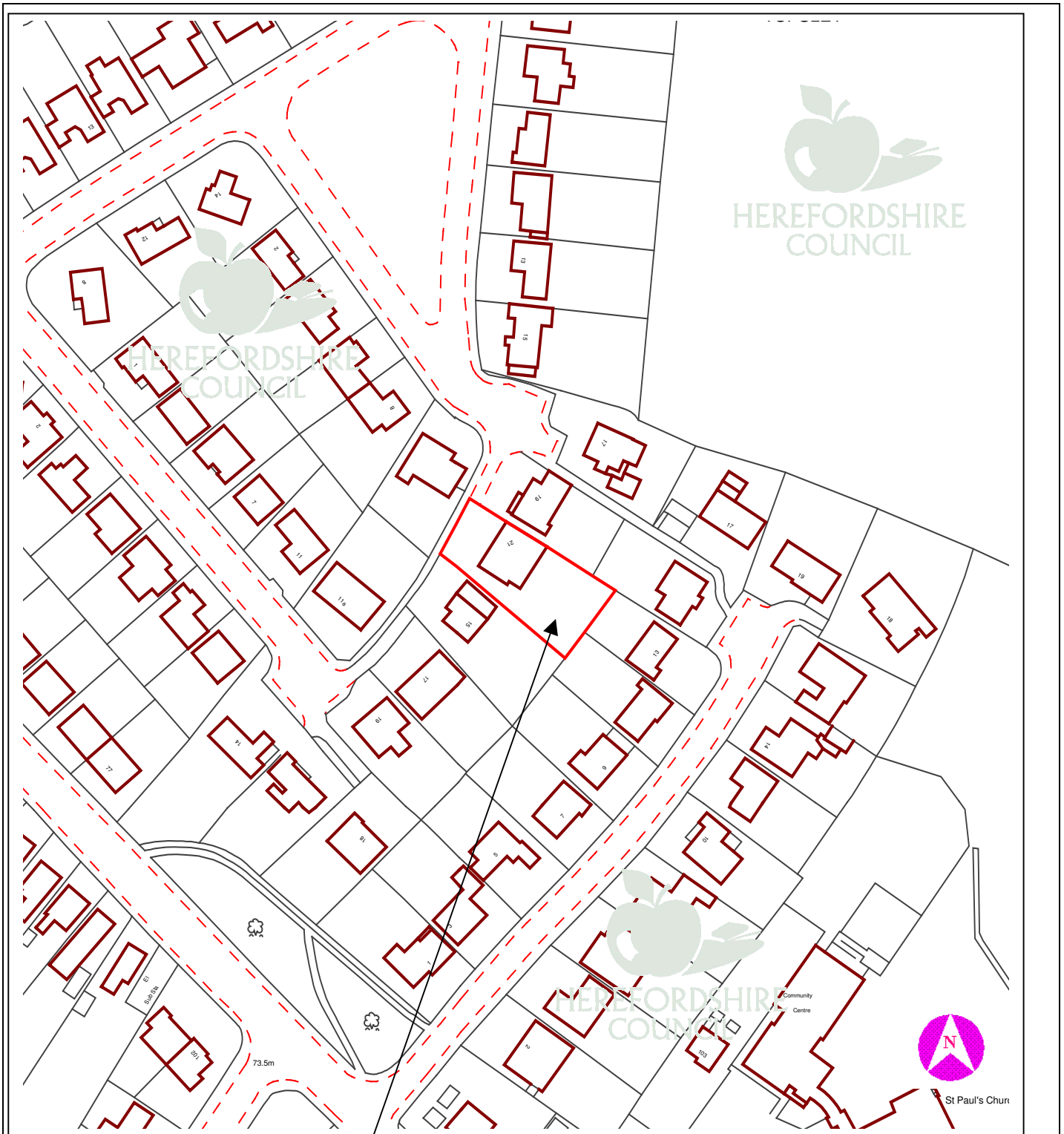
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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SCALE : 1 : 1250

SITE ADDRESS : 21 Salisbury Avenue, Hereford, HR1 1QG

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