

10A DCCE2006/0475/F - DEMOLITION OF EXISTING BUNGALOW CONSTRUCTED IN 1934. RE-BUILD ON APPROXIMATELY SAME FOOTPRINT A LOW ENERGY CONSUMPTION BUNGALOW. 130 AYLESTONE HILL, HEREFORD, HEREFORDSHIRE, HR1 1JJ

For: Ms. S.M. Munden, 95 Aylestone Hill, Hereford, HR1 1JJ

10B DCCE2006/0487/C – DEMOLITION OF EXISTING 1934 BUNGALOW, 130 AYLESTONE HILL, HEREFORD, HR1 1JJ

For: Ms. S.M. Munden, 95 Aylestone Hill, Hereford, HR1 1JJ

Date Received: 13th February, 2006 **Ward: Aylestone**

Grid Ref: 52362, 41446

Expiry Date: 10th April, 2006

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 replacement dwelling house with integral garage at 130 Aylestone Hill, Hereford. The existing property on site is a 1930's detached single storey dwelling house with a single storey rear extension and attached single garage to the side. The site is located on the eastern side of Aylestone Hill and falls within the designated Conservation Area. The site falls within the settlement boundary of Hereford as defined in both the adopted Hereford Local Plan and the emerging Herefordshire Unitary Development Plan (Revised Deposit Draft).
- 1.2 This proposal involves the demolition of the existing dwelling (DCCE2006/0487/C), and the erection of a replacement property. The proposed replacement property is single storey dwelling with dormer windows to provide enhanced first floor accommodation within the roof space of the dwelling.

2. Policies

2.1 Hereford Local Plan:

ENV14	-	Design
H12	-	Established residential areas – character and amenity
H13	-	Established residential areas – loss of features
H14	-	Established residential areas – site factors

CON12	-	Conservation areas
CON13	-	Conservation areas – development proposals
CON14	-	Planning applications in conservation areas
CON16	-	Conservation Area Consent
CON17	-	Conservation Area Consent - Condition
T5	-	Car parking – designated areas

2.2 Herefordshire Unitary Development Plan:

S1	-	Sustainable development
S2	-	Development requirements
S6	-	Transport
DR1	-	Design
DR2	-	Land use and activity
DR3	-	Movement
DR4	-	Environment
H1	-	Hereford and the market towns: settlement boundaries and established residential areas
HBA6	-	New development within conservation areas
HBA7	-	Demolition of unlisted buildings within Conservation Areas

3. Planning History

3.1 None identified.

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water: No response received.

Internal Council Advice

4.2 Traffic Manager: No objections.

4.3 Conservation Manager: No objection.

5. Representations

5.1 Hereford City Council: No response received.

5.2 A single letter of objection has been received from Ms M.C. Biggs, 134 Aylestone Hill, the comments of which can be summarised as follows:

- Inappropriate design and scale;
- Adverse impact upon street scene;
- Adverse impact upon Conservation Area.

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 From a planning policy perspective this application seeks permission for a replacement dwellings within an established residential area. No objections are therefore raised to the principle of development. The key issues are considered to be:

- a) Conservation Area Impact;
- b) Design and scale;
- c) Residential Amenities;
- d) Highways Issues.

Visual Amenities and Conservation Area Impact

6.2 The existing building is not considered to be of merit such that its replacement should be resisted and as such the issues revolve around the visual impact of the replacement. The replacement property reflects the character and appearance of the existing dwelling, which is one of four inter-war bungalows found in a row. The proposed design is larger and more imposing than the existing property, and does contain modern elements not characteristic of the period of the existing dwelling, but the design is sensitive to the location. The proposed replacement dwelling is 1.3 metres higher than the existing property and this is considered to be the main area of concern in relation to Conservation Area and street scene impact. The gradient of Aylestone Hill is such that the existing row of four bungalows currently steps down, one by one, in a line forming an attractive stepped form of development. The proposed replacement will impact upon this series with a ridge height virtually equal to it's higher neighbour to the south. This interruption in the stepped street scene is somewhat unfortunate, however, it is not ultimately considered to be of sufficient harm to warrant refusal. The wider Conservation Area is characterised by a varied street street, dominated by large detached dwellings in spacious plots. The replacement is a single storey property with an appearance sensitive to the location and ultimately it is considered that this property will sit comfortably within the street scene with no adverse impact upon the character and appearance of the Conservation Area, or harmful effect upon the visual amenities of the locality. The Conservation Manager is satisfied with the form of this development, and its impact upon the Conservation Area.

Design and Scale

6.3 The proposed dwelling is more imposing in scale than the existing dwelling on site, however, the size is not considered excessive. The design is not of any outstanding architectural merit but it is nevertheless considered appropriate in its general characteristics in relation to the local area. The design acknowledges the character of the locality and reflects this in the design approach taken, which is essentially traditional. The design and scale are considered acceptable.

Residential Amenities

6.4 This proposed replacement dwelling contains habitable openings in both side-facing elevations. The neighbouring properties on both sides also contain protected openings. In normal circumstances this would be cause for concern. In this instance, however, the existing dwelling has habitable opening in both side elevations. Furthermore, the change in levels reduces slightly the direct inter-visibility issues. On this basis the privacy issues associated with this scheme are considered to be within acceptable limits.

6.5 Of greater concern is the overbearing impact and light loss associated with this proposal. The dwelling located to the south of the application site, number 128 Aylestone Hill, contains a habitable opening in the elevation facing the application site. This appears to be the sole opening serving this room and the proposed new dwelling reduces the distance from this opening by 1.6 metres. An increased loss of light and overbearing impact will undoubtedly result. However, against this one must consider that Permitted Development Rights would allow a two-metre boundary treatment to be introduced on this boundary, and in this context the actual increase in harm from the existing to the proposed would be minimised such that it is considered that this issue alone is insufficient to substantiate a refusal. On this basis the impact upon residential amenities is considered acceptable. Notwithstanding this, Permitted Development Rights will be removed to ensure the relationship between this new property and the neighbouring dwellings is preserved, and a condition will prevent further new openings in the interests of maintaining privacy at broadly current levels.

Highway Issues

6.6 The proposal involves the use of the existing access and turning facilities with the proposed integral garage sited in a similar location to the existing attached garage. On this basis no concerns exist in relation to highway safety issues.

RECOMMENDATIONS

DCCE2006/0475/F:

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 B01 (Samples of external materials).

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

3 E08 (Domestic use only of garage).

Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling.

4 E09 (No conversion of garage to habitable accommodation).

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

5 E18 (No new windows in specified elevation).

Reason: In order to protect the residential amenity of adjacent properties.

6 E19 (Obscure glazing to windows).

Reason: In order to protect the residential amenity of adjacent properties.

7 F16 (Restriction of hours during construction).

Reason: To protect the amenity of local residents.

8 E17 (No windows in side elevation of extension).

Reason: In order to protect the residential amenity of adjacent properties.

9 H05 (Access gates).

Reason: In the interests of highway safety.

10 H09 (Driveway gradient).

Reason: In the interests of highway safety.

11 H12 (Parking and turning - single house).

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Informatives:

1 N03 - Adjoining property rights.

2 HN01 - Mud on highway.

3 HN05 - Works within the highway.

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

DCCE2006/0487/C:

That Conservation Area Consent be granted subject to the following conditions:

1. C01 - (Time limit for commencement (full permission)).

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Informatives:

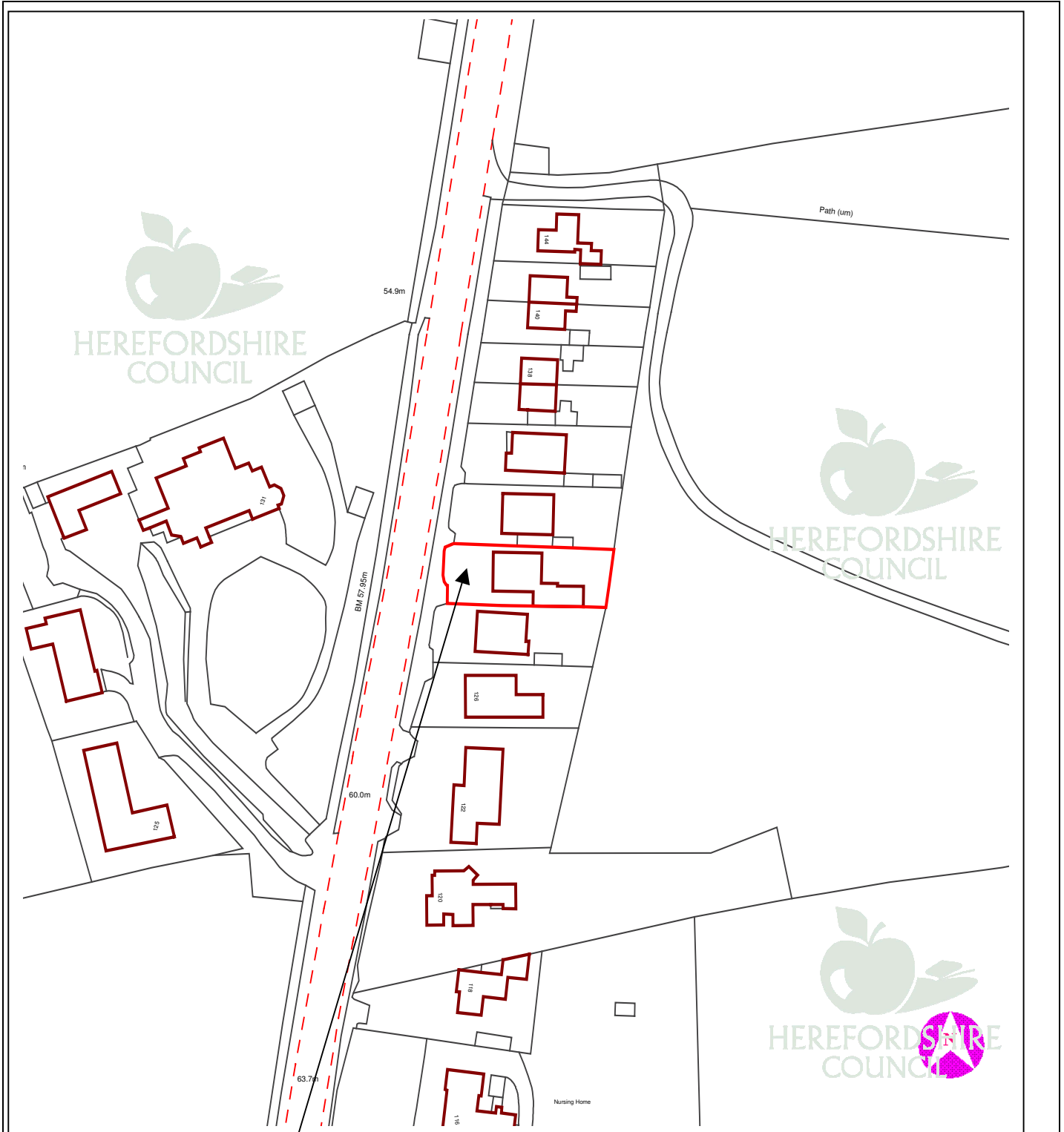
1. N03 – (Adjoining property rights).

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

Decision:

Notes:

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APPLICATION NO: DCCE2006/0475/F

SCALE : 1 : 1250

SITE ADDRESS : 130 Aylestone Hill, Hereford, Herefordshire, HR1 1JJ

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