

11 DCCW2006/0370/F - GROUND AND FIRST FLOOR EXTENSION TO REPLACE EXISTING GARAGE/STORE AT 19 INGESTRE STREET, HEREFORD**For: Mr. B. Greensmith, per Mr. A. Griffiths, Bank Lodge, Coldwells Road, Holmer, Hereford, HR1 1LH****Date Received: 1st February, 2006 Ward: Three Elms Grid Ref: 49645, 40599****Expiry Date: 29th March, 2006**

Local Members: Councillors Mrs P.A. Andrews, Mrs S.P.A. Daniels and Ms A.M. Toon

1. Site Description and Proposal

1.1 Ingestre Street is located on the northern side of Whitecross Road between Ranelagh Street and Meyrick Street. The proposal is to construct a side extension onto the northern side of No. 19 comprising a new garage and playroom with a master bedroom and en-suite above. A new single storey kitchen is also proposed to the rear of the property. External materials proposed are brick and slate to match. With the exception of a door into the garage and a window in the playroom there are no other openings on the proposed side elevation. An existing second storey window in the side elevation is retained by constructing a double ridge with a valley on the new extension.

2. Policies

2.1 Hereford Local Plan:

H12 - Established Residential Areas – character and amenity
H16 - Alterations and extensions
ENV14 - Design

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: Recommends a condition to retain the new garage as a parking space.

5. Representations

- 5.1 Hereford City Council: No objection.

- 5.2 Local Residents: One letter of objection has been received from Mrs. D. Ivy, 21 Ingestre Street, Whitecross, Hereford. The main points raised are:

1. Loss of light that a two storey extension will have on No. 21;
2. No. 21 was built in 1993 and set back from the road to protect a large cedar tree at No. 19. This was subsequently removed in 2005;
3. The windows to No. 21 are small to be in keeping with the area but as a consequence limit the amount of light;
4. In 1994 No. 23 was built forward of my house which blocks light to the front of No. 21;
5. The main source of light comes from the direction of No. 19.

- 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;
- b) Impact on residential amenities.

Design and Scale

- 6.2 The side, two storey extension is well designed having a ridgeline set well down below the existing ridge and the front and rear wall set within the existing walls to ensure that the extension is subservient to the host building. The fenestration treatment also matches the design of the existing house. The use of the twin gable helps to ensure that the extension is subservient. The single storey rear extension has a mono pitched roof and compliments the main dwelling. The overall scale of the extensions do not dominate the existing property and therefore comply with the policy requirements.

Impact on Residential Amenity

- 6.3 The objections from the occupier of No. 21 Ingestre Street are noted. However the scale of the extensions are such that any additional loss of light will be minimal. The existing property due to its position to the south east of No. 21 already blocks sunlight and due to the reduced roof line of the extension additional light loss will be minimal. It should also be noted that No.21 only has a kitchen window at ground floor which is set well back from the rear of No. 19 and bathroom windows at first and second floors. Accordingly the proposal would not cause sufficient harm to the neighbouring property such that the refusal of permission would be justified.

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 E09 (No conversion of garage to habitable accommodation).

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

- 5 E17 (No windows in side elevation of extension).

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

Informative:

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

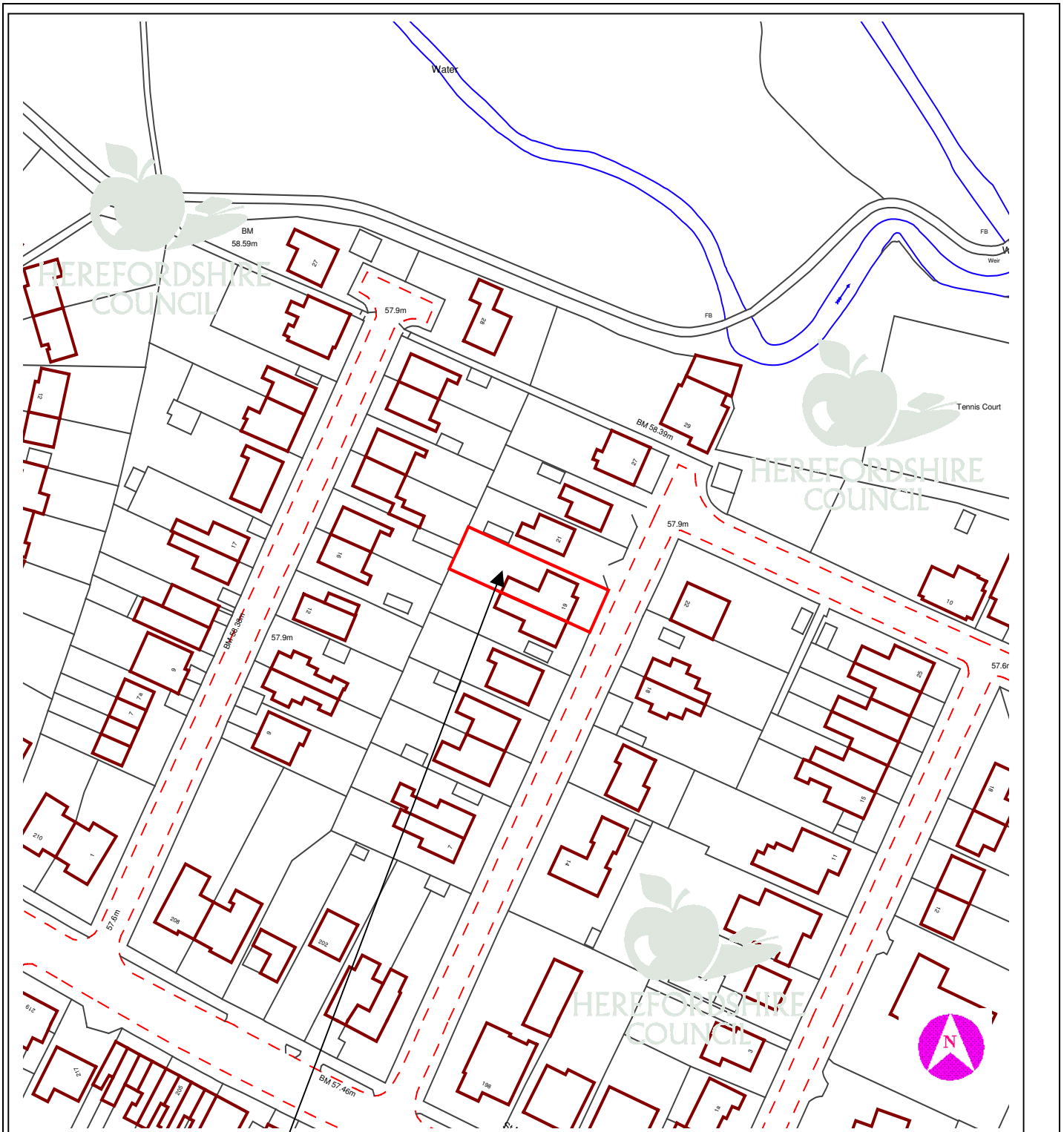
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2006/0370/F

SCALE : 1 : 1250

SITE ADDRESS : 19 Ingestre Street, Hereford

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