

9 DCCE2006/0806/F - EXTENSIONS AT GROUND AND FIRST FLOOR LEVELS TO REAR AND SIDES. 14 LODER DRIVE, HEREFORD, HR1 1DS**For: Mr M.W. Burge, 14 Loder Drive, Hereford, HR1 1DS****Date Received: 9th March, 2006 Ward: Aylestone Grid Ref: 51959, 41185****Expiry Date: 4th May, 2006**

Local Members: Councillors D.B. Wilcox and A.L. Williams

1. Site Description and Proposal

- 1.1 This application seeks permission for various extensions and alterations to 14 Loder Drive, Hereford. The existing property is a two storey detached dwelling with an attached flat roof garage and entrance to the site. The site is located within the Established Residential Area of Hereford.
- 1.2 It is proposed to extend the garage forwards, flush with the front elevation of the main dwelling house, introduce a two-storey side extension with a mono-pitch roof to the rear of the existing garage, a gable ended two storey extension with a double pitched roof running out at right angles on the south west facing side elevation, and a two storey rear addition. A rear conservatory is also proposed.

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: A letter of objection has been received from the following source:

- S & G Madge, 16 Loder Drive, Hereford

The comments raised can be summarised as follows:

- Loss of light and overbearing impact;
- Boundary and maintenance issues;
- Potential for the business uses within the property;
- Excessive scale and overdevelopment;
- Inappropriate parking facilities;
- Drainage implications;
- Potential for undesirable sub-division into two units;
- Noise and disturbance from use of workshop;
- Unacceptable impact upon the visual amenities of the locality.

It is confirmed that in this instance the drainage implications, boundary issues and maintenance of the property are not material planning considerations.

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 Amenities

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 proposed extensions are undoubtedly substantial in scale, however, it is considered that the siting and integration are effective in minimising the impact of the massing of the additions. The two-storey extension on the southwest facing elevation is appropriate in its design approach, securing a subservient appearance through a ridgeline set down from that of the main dwelling. The two storey extension to the rear of the garage is designed in a manner which minimises the bulk of the addition; furthermore, its location to the rear will ensure that it will not read as an inappropriate bulky side extension. The two storey addition to the rear effectively stretches the existing property and although a completely subservient appearance is not secured, the design approach taken ensures that the resultant dwelling does not appear awkward or cumbersome. The garage extension and conservatory are of a standard design and scale and are not considered unacceptable. It is considered that the design and integration of these additions maintain the original dwelling house as the dominant built form. On balance it is therefore assessed that although the additions are substantial in massing, the design and scale is acceptable.

Residential Amenities

6.5 The main issue in this instance is the impact of the proposal upon the residential amenities of the neighbouring property to the north east. Habitable openings are found in the side elevation on the boundary with the application site and a living room is found at first floor level. It is undoubtedly the case that a degree of light loss and overbearing impact will result because of this proposal, however, it must be considered that the habitable opening at first floor level serving the living room is one of two windows serving this room, the second being found in the north west facing elevation which is unaffected by this application. Two ground floor openings also serve habitable windows but again each room is served by other openings on elevations unaffected by this development. The remaining openings do not serve habitable rooms. In relation to the ground floor openings regard must also be given to the existing limited light afforded to these windows by virtue of the existing boundary treatment. On balance, though it is accepted that a degree of light loss and overbearing impact will result from this proposal in relation to the neighbouring property to the north east, the layout and availability of window openings is such that the impact is considered insufficient to substantiate a recommendation for refusal on these grounds alone. that no other Conditions will ensure the privacy for adjacent properties is preserved.

6.6 The noise and disturbance caused by the use of certain elements of the extensions, such as the workshop, is not considered to be of undue concern. The operating of a business from the premise, other than ancillary operations, would require further planning permission and as such the activities permissible within this property will be limited to those permissible in any dwelling. Notwithstanding this, conditions will ensure the use of the garage and workshop for uses incidental to the enjoyment of the dwelling house and not for the carrying out of any trade or business.

Other Issues

6.7 The sub-division of this property into two units would require further planning permission. The potential implications of this would be considered as part of such an application, which would itself be assessed on its merits. At this point, however, no such proposal has been suggested and this application is assessed as submitted and as proposed.

6.8 There are no highway objections.

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 E08 (Domestic use only of garage).

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

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

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.

informatives:

1 N03 - Adjoining property rights

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

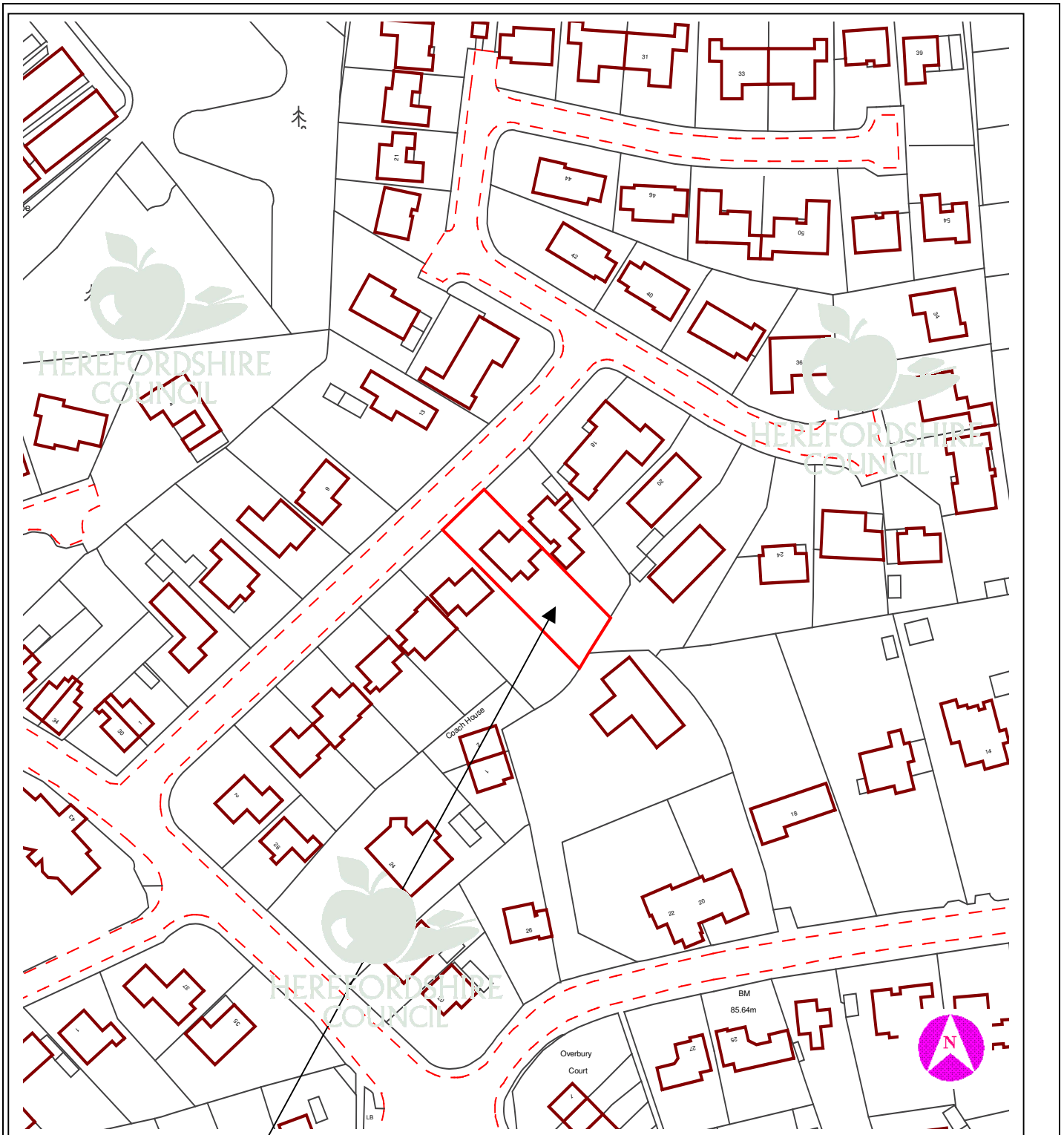
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/0806/F

SCALE : 1 : 1250

SITE ADDRESS : 14 Loder Drive, Hereford, Herefordshire, HR1 1DS

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