

13 DCCE2006/0834/F - PROPOSED TWO STOREY EXTENSION 11 COURTNAY RISE, HEREFORD, HEREFORDSHIRE, HR1 1BP**For: Mrs. I. Edwards, per David Edwards Associates,
Station Approach, Barrs Court, Hereford, HR1 1BB****Date Received: 10th March, 2006 Ward: Aylestone Grid Ref: 51929, 40861****Expiry Date: 5th May, 2006**

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

1. Site Description and Proposal

- 1.1 11 Courtney Rise is a semi-detached dwelling with an attached garage situated within the Established Residential Area of Hereford. The site is located in a small cul-de-sac development where ground levels fall in a south-easterly direction.
- 1.2 The application seeks planning permission to replace the existing garage with a two-storey addition to the south-east elevation. It is also proposed to construct a mono-pitch roof over the garage and front door. Materials are proposed to match the existing 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
H16	-	Alterations and extensions

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: Objection - 'Three car parking spaces required. Garage not used, shown as 'store' on plan. Only one place available on driveway'.
- 4.3 In response to the comment from the Traffic Manager, the applicant's agent submitted a site plan showing three car parking spaces on the forecourt area of the dwelling and also clarified the existing garage will be converted into a utility store room.

5. Representations

- 5.1 Hereford City Council: No objections.
- 5.2 Local Residents: One letter has been received from M. Wydra of 9 Courtnay Rose. The concerns raised can be summarised as follows:
- Loss of light;
 - Loss of privacy;
 - Site conditions affecting construction
- 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 key considerations in the determination of this application are as follows:
- a) Principle of Development;
 - b) Design and Scale;
 - c) Impact on Residential Amenities; and
 - d) Parking Requirement.

Principle of Development

- 6.2 The development plan comprises the Hereford Local Plan and the emerging Herefordshire Unitary Development Plan (Revised Deposit Draft). Hereford Local Plan Policies ENV14 and H16 and Herefordshire Unitary Development Plan Policies DR1 and H18 state that alterations and extensions to existing dwellings should be in scale and in keeping with the character of the existing building, preserve to the amenities of nearby residential properties and require a high standard of design.

Design and Scale

- 6.3 The proposed extension would be of the same design and materials as the main dwelling. It is proposed to provide a subservient appearance and retain the dominance of the main dwelling. The design and scale of the proposal would integrate effectively with the existing dwelling without harm to the character and appearance of the locality and the modest size of the extension maintains the dominant appearance of the host dwelling and in this respect the relevant policies are satisfied.

Impact on Residential Amenities

- 6.4 The occupiers of 9 Courtney Rise have raised concerns about the effect of the proposal on their privacy, light and living conditions. The proposed extension would be positioned at a higher level approximately 1 metre above the adjoining property, 9 Courtney Rise. It is acknowledged that the introduction of a first floor extension would result in a level of overbearing. However in this instance it is recognised that there is a 4 metre gap between the two storey side elevations of the properties and it is not considered that the distance is such that would have an unacceptable impact to the neighbouring property. Furthermore, no windows are proposed in the side elevation of the proposed extension. A condition will restrict the installation of windows to the side. In relation to the small window at the rear, a condition will ensure that this will be glazed with obscure glass only in order to protect the privacy of the neighbouring property. For these reasons, it is not considered that the effect on privacy and light would be significant and sufficient enough to warrant refusal in this instance.
- 6.5 With regard to the construction work, the details of the work would be considered under the Building Regulations and as such should not be given weight in this instance.

Parking Requirement

- 6.6 The applicant's agent has demonstrated that the site will be able to accommodate 3 cars to serve the proposed dwelling and as such this would comply with the parking standards.

Conclusion

- 6.7 The proposed development is in accordance with the relevant planning policies. Having regard to the considerations above, it is considered that with appropriate conditions applied, 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 E17 (No windows in side elevation of extension).**

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.

6 H13 (Access, turning area and parking).

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

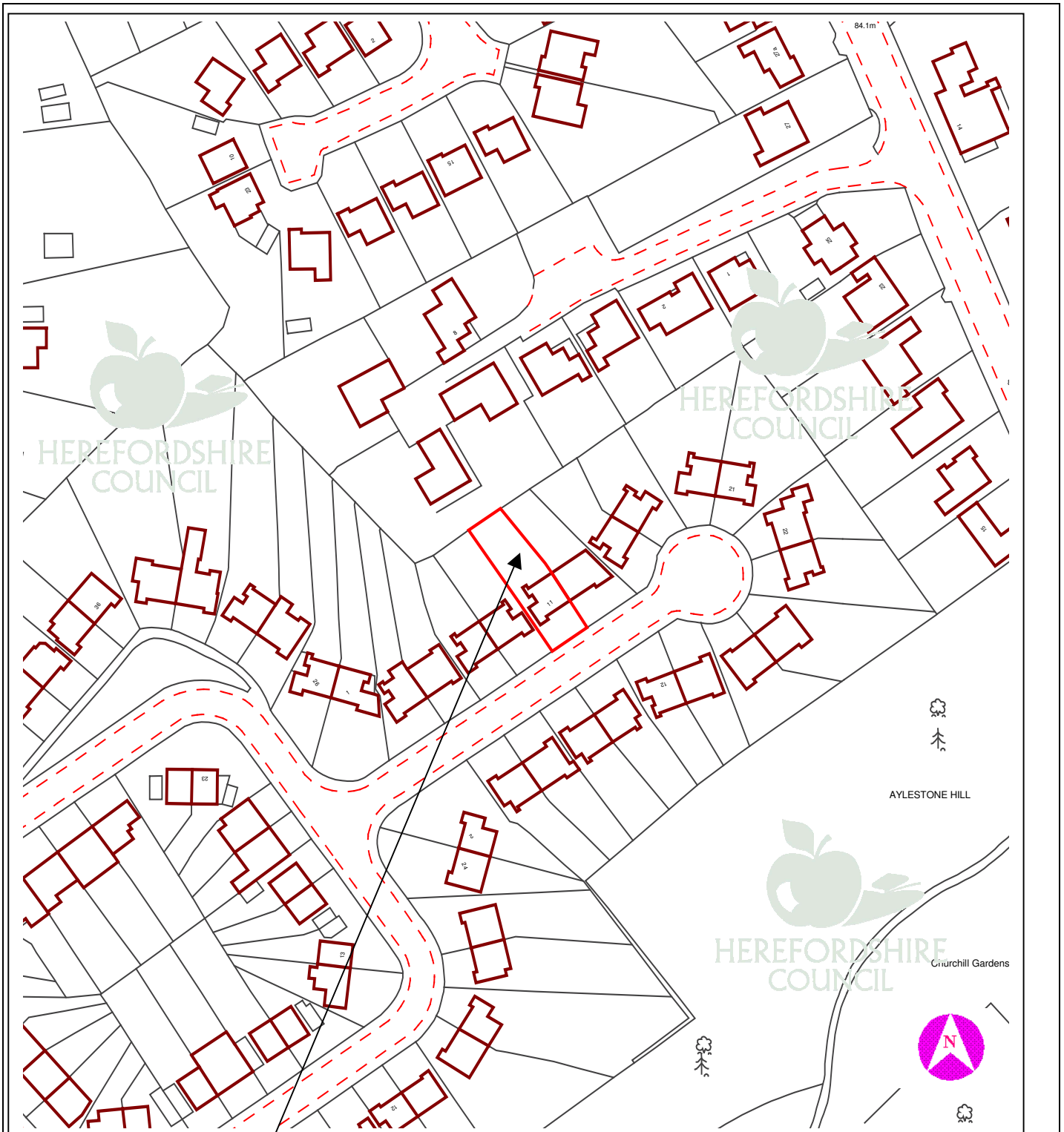
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/0834/F

SCALE : 1 : 1250

SITE ADDRESS : 11 Courtnay Rise, Hereford, Herefordshire, HR1 1BP

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