

11 DCCE2006/1219/F - PROPOSED TWO STOREY EXTENSION AT 23 VENNS LANE, HEREFORD, HR1 1DE**For: Mr. M. Mohan, per Mrs. Sibley, Brendon Gate, Ellwood, Coleford, Glos., GL16 7LZ****Date Received: 5th April, 2006****Ward: Aylestone****Grid Ref: 52001, 40920****Expiry Date: 31st May, 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 two storey side and rear extensions to 23 Venns Lane, Hereford. The existing property is a two storey detached dwelling with an existing single storey extension to the rear and an attached double garage to the side. The site is located within the Established Residential Area of Hereford.
- 1.2 This proposal represents the third application on this site for these works, the first two being withdrawn on the advice of Officers due to concerns relating to the impact of the proposals upon the residential amenities of the neighbouring properties. This scheme has been revised following discussions with Officers seeking to secure an acceptable form of development.
- 1.3 This revised proposal involves the erection of a two storey side extension with a 3.3 metre width to replace the existing single storey garage extension which has a 5.3 metre maximum width. The addition is to be of a standard design being set down and back from the front elevation of the main dwelling house to create a subservient appearance. To the rear, a two storey addition in a centralised location is proposed. This addition has single storey 'wings' on each side and has a hipped roof design. Materials are proposed to match the existing property.

2. Policies**2.1 Hereford Local Plan:**

Policy ENV14	-	Design
Policy H16	-	Alterations and Extensions
Policy T5	-	Car Parking – Designated Areas

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy DR1	-	Design
Policy H16	-	Car Parking
Policy H18	-	Alterations and Extensions
Policy T11	-	Parking Provision

3. Planning History

- 3.1 DCCE2004/0247/F Proposed two storey side and rear extensions. Withdrawn 8th March, 2004.
- 3.2 DCCE2005/2232/F Proposed two storey side and rear extensions. Withdrawn 12th August, 2005.

4. Consultation Summary

Statutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: No response received.
- 4.3 Conservation Manager: No response received.

5. Representations

- 5.1 Hereford City Council: No response received.
- 5.2 At the time of writing one letter had been received from Mr & Mrs R.H.L. Peter advising that a local consultant would be objecting to the proposal on their behalf.
- 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. Residential Amenities.
3. Design, Scale and Visual 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. Hereford Local Plan Policy ENV14 and Herefordshire Unitary Development Plan (Revised Deposit Draft) Policy DR1 require a high standard of design in new development.
- 6.3 On the basis of the above the principle of this proposal is accepted with the acceptability or otherwise of this scheme therefore resting in the details of the development.

Residential Amenities

- 6.4 The main issue of concern in this instance is the impact of these proposals upon the two neighbouring properties. To the northeast is No. 25, a detached two storey property. This property has side facing window openings in the affected elevation and clearly the addition of a two storey extension could potentially impact upon these openings. It is the case, however, there is significant existing boundary landscaping and this provides extensive screening. Furthermore, at ground floor level the scheme is moved further away from the boundary through the demolition of the double garage and the erection of an addition 2 metres narrower in width. Finally, the orientation of these properties is of note and it is suggested that the loss of direct sunlight, having regard to the existing boundary treatment, will not be significant.
- 6.5 To the southwest is No. 21. This is a single storey dwelling with a side facing habitable opening looking directly onto the side of the application property. The existing rear extension to the application property has a window facing the boundary in question allowing for a degree of overlooking. The proposal involves a two storey rear addition and the proximity of this to the boundary with No. 21 was the principal reason for Officer concern in the previous two applications. In this revision the two storey element is centralised and this, together with the in-setting of the proposed rear addition and the hipped roof design, is such that the overbearing impact and light loss for the window in the side of No. 21 will not be significantly increased above the existing level. The removal of the side facing opening in this proposal also removes the privacy issue currently found on site and is considered to be a gain.
- 6.6 Overall, though the relationship of this property to the neighbouring dwellings is somewhat problematic, it is considered that the impact of this revised proposal upon residential amenities will be within acceptable limits. Effective conditioning will ensure the privacy of the neighbouring properties is protected.

Design, Scale and Visual Amenities

- 6.7 The two storey side extension has an acceptable subservient design. Having regard to the appearance of the existing dwelling, it is considered that the removal of the attached flat roof double garage and the erection of an appropriately designed two storey side extension represents an enhancement of the existing dwelling's appearance. To the rear, the proposed extension also ensures a subservient appearance through the use of a low ridgeline. The single storey wings and the hipped roof design give a balanced appearance and the size is considered appropriate for the associated dwelling. As with the proposed side extension, the replacement of the existing flat roof rear extension with the proposed addition is considered a visual enhancement. Overall it is considered that these additions will improve the overall design and appearance of the existing dwelling house and are considered acceptable.

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. 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. F16 (Restriction of hours during construction).

Reason: To protect the amenity of local residents.

Informatives:

1. N03 - Adjoining property rights.

2. N11A - Wildlife and Countryside Act 1981 (as amended) – Birds.

3. N11B - Wildlife & Countryside Act 1981 (as amended) and Conservation (Nat. Habitats & C.) Regs 1994 – Bats.

4. N15 - Reason(s) for the Grant of Planning Permission.

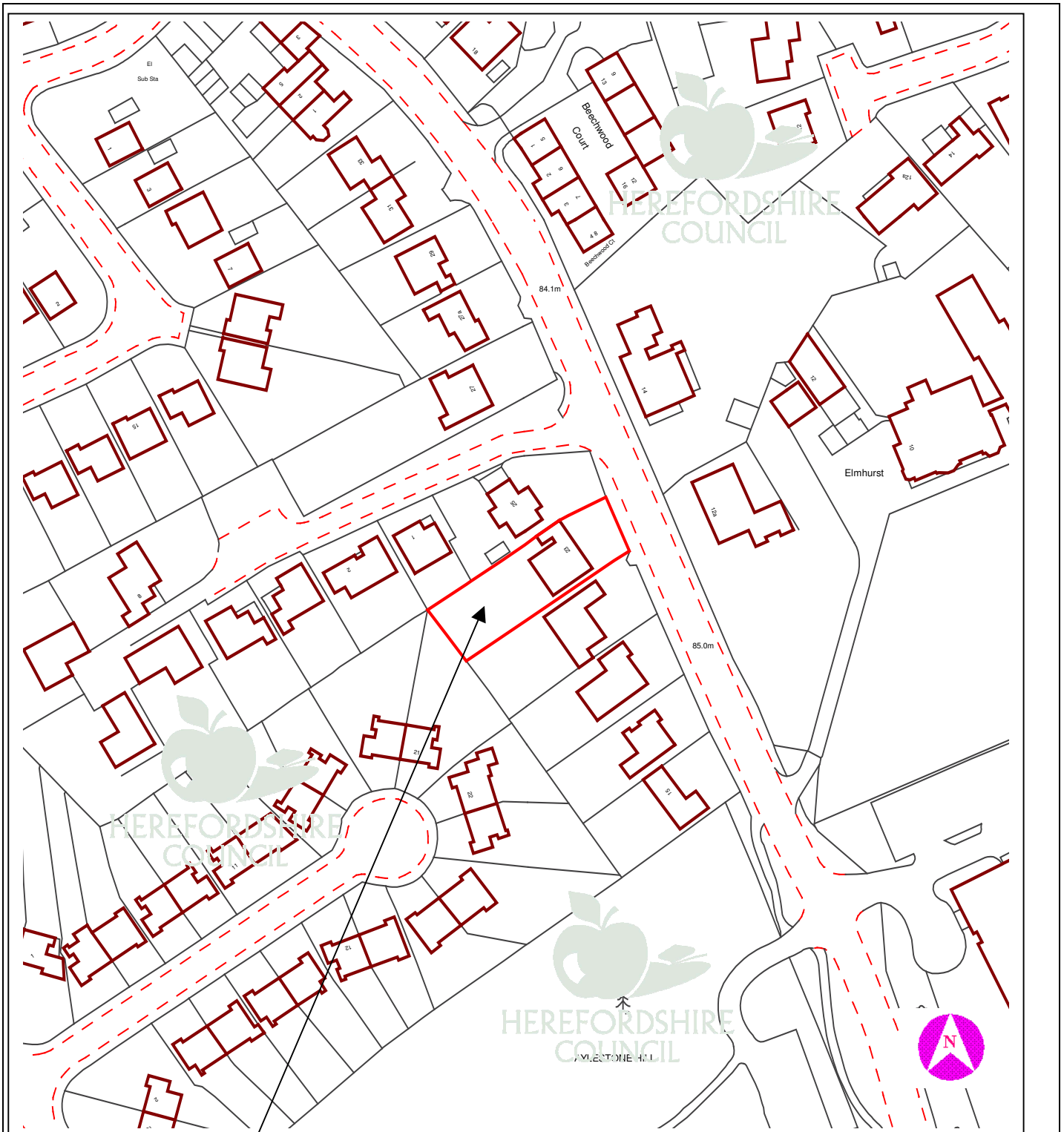
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/1219/F

SCALE : 1 : 1250

SITE ADDRESS : 23 Venns Lane, Hereford, HR1 1DE

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