

17 DCCW2006/1383/F - PROPOSED GROUND FLOOR EXTENSION AT 137 EDGAR STREET, HEREFORD, HEREFORDSHIRE, HR4 9JR**For: Mr. & Mrs. D. Loughman per Mr. Phipps, Bank Lodge, Coldwells Road, Holmer, Hereford, HR1 1LH**

Date Received: 28th April, 2006 **Ward: Three Elms** **Grid Ref: 50884, 40777**
Expiry Date: 23rd June, 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 The application site is comprised of a two-storey brick built semi-detached town house, forming part of a row of similar properties on the western side of Edgar Street. The site is close to its junction with Nolan Street within an Established Residential Area of Hereford.

1.2 The application seeks consent to erect a large single story rear extension to provide a kitchen, utility room, bedroom and bathroom.

2. Policies

2.1 Hereford Local Plan:

Policy ENV14 - Design
Policy H16 - Alterations and Extensions

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy DR1 - Design
Policy H18 - Alterations and Extensions

3. Planning History

3.1 There is no planning history for the application site however the adjoining dwelling was granted planning permission for a rear extension, which is considered relevant.

DCCW2005/0636/F Rear single storey extension. Approved 21st April 2005.

4. Consultation SummaryStatutory Consultations

4.1 Highways Agency: No objection.

Internal Council Advice

4.2 Traffic Manager: No objection.

5. Representations

5.1 Hereford City Council: No objection subject to the application being strictly determined in accordance with the approved development plan policies.

5.2 Mr. A.R. Loughman, 135 Edgar Street: Objection, summarised as; the length of the extension and the way it wraps around the boundary will look out of place on the back of the houses and make my garden look narrower and more confined.

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 adopted local plan recognises that the extension of existing dwellings can have a significant effect on the character of the building as well as that of the surrounding area. Consequently it requires that extensions are sympathetic in scale, design and character, so as to ensure the highest standards of environmental quality.

6.2 Therefore the primary issue in determining this application is considered to be the impact of the proposed extension on the character and appearance of the dwelling itself, as well as that of the wider locality.

6.3 In this case it is proposed to demolish an existing rear extension, and replace it with a larger extension to provide habitable ground floor accommodation for the applicant, who has a disabling back condition and requires level access.

6.4 The existing extension measures approximately 40 cubic metres. However the proposal seeks consent for an extension measuring 160 cubic metres, which will project 11.5 metre from the rear of the dwelling, which itself has a depth of 7.5 metres. Consequently the resultant scale and bulk of the extension is considered to be overly dominant having consideration for the character of the original dwelling.

6.5 Furthermore the extension will terminate in a 7metre wide gable end, which wraps around the boundary of the adjoining property to the south enveloping, and will envelop an approved 104 cubic metre rear extension DCCW2005/0636/F

6.6 Cumulatively of the proposed extension will be viewed as a large linear feature, which unbalances both the appearance of the property itself, as well the symmetry with its neighbours, to the detriment of the amenity of the wider locality.

6.7 In coming to the conclusion that the proposed extension is contrary to policy and being mindful of the personal circumstances of the applicant, Officers sought to negotiate a revised scheme that could be supported. However these negotiations have proved unsuccessful, as the applicant has requested that the application be determined and submitted.

Flood Risk:

6.8 The site is located with Zone 3 of the indicative flood plain maps. In this case the application site is completely surrounded by residential development. Furthermore the slab level of the proposed extension is equal to that of the existing dwelling.

6.9 Consequently the principle objection to the proposal set out above. It is not considered that there is any significant flood risk which would justify refusal on the grounds of flooding or the inclusion of any mitigation measures to protect the development from future flood events.

Conclusion

6.10 Overall the adverse impact of the scale and massing of the proposed extension on the character and appearance of the original dwelling is considered contrary to the objectives of the relevant policies in the Local Plan, and as such, refusal is recommended.

RECOMMENDATION

That planning permission be refused for the following reasons:

Having regard to the scale and massing of the proposed single storey extension, the introduction of such a long linear projection on the rear elevation, is considered to have an unacceptably adverse impact on the character and appearance of the existing dwelling, as well unbalancing its symmetry with the neighbouring properties to the detriment of the amenity of the wider locality. The proposal is therefore considered contrary to the objectives of policies ENV.14, and H.16 of the adopted Hereford Local Plan and Policies DR1 and H18 of the Herefordshire Unitary Development Plan (Revised Deposit Draft).

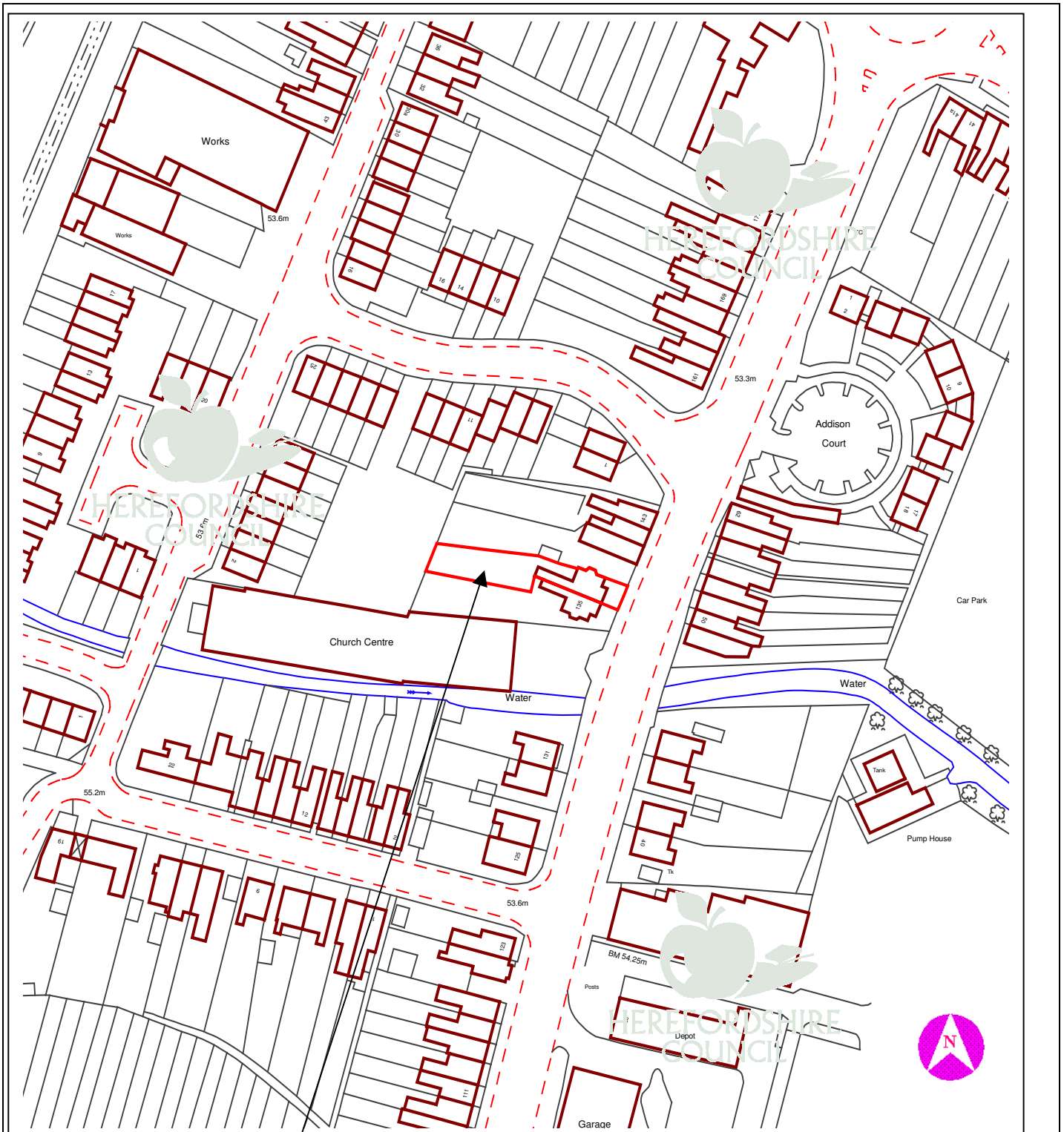
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2006/1383/F

SCALE : 1 : 1250

SITE ADDRESS : 137 Edgar Street, Hereford, Herefordshire, HR4 9JR

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