

**5 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

**Introduction**

This application was deferred at the meeting of the Central Area Planning Sub-Committee on the 31st May, 2006 in order to carry out a site visit. The visit took place on the 12th June, 2006. This report has been updated to reflect correspondence received subsequent to the meeting of the 31st May, 2006.

**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- 1.2 This proposal represents the third application on this site for these works, the first two being withdrawn on the advice of Officers due to concerns relating to the impact of the proposals upon the residential amenities of the neighbouring properties.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 objection subject to the provision of three off street parking spaces
- 4.3 Conservation Manager: No response received.

### 5. Representations

- 5.1 Hereford City Council: No objection.
- 5.2 Local residents – Four letters of objection have been received relating to number 21 Venns Lane, two letters being received from the owner, and two by agents acting on the owners behalf. The comments made can be summarised as follows:
- 1) The submitted plans to not show number 21 and therefore the impact cannot be effectively assessed by the Planning Officer;
  - 2) The proposal will result in a significant loss of light to the study which is served by a single opening directly opposite the existing and proposed extension.
  - 3) The two storey extension would have an overbearing impact due to its height and proximity to the boundary;
  - 4) The Committee were requested to make a site visit.
  - 5) It is suggested that the following design revisions would mitigate these concerns:
    - a. Reduce the height of the addition,
    - b. Reduce the width (and therefore the height) of the two storey element,
    - c. That the roof is created as a half hip.

In addition to the above, though no written submission has been made in relation to this current application the concerns of the occupier of property number 25 relating to light loss, particularly to the first floor 'studio', are recognised.

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 providing extensive screening and the windows in question are not the sole openings serving the rooms in question with front and rear elevations providing light to the front and rear rooms respectively. 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. This is considered to be the most significant issue in relation to residential amenities with the opening in question being the sole opening serving a habitable room. 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. On this basis, though the existing and proposed relationship between numbers 21 and 23 is not ideal, it is nevertheless considered that the proposed addition will not cause additional harm to a significant level beyond that currently found on site.

- 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.

Other Issues

- 6.8 Although the application site falls outside the Aylestone Hill Conservation Area, the site does lie in close proximity to it and the existing landscaping on site is of note. On this basis an appropriate landscaping condition is proposed.

## 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.**

- 7. **G04 (Landscaping scheme (general)).**

**Reason: In order to protect the visual amenities of the area.**

- 8. **G05 (Implementation of landscaping scheme (general)).**

**Reason: In order to protect the visual amenities of the area.**

- 9. **H10 (Parking – single house) [2].**

**Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.**

- 10. **E09 (No conversion of garage to habitable accommodation).**

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

**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.

