

16 DCCE2006/1936/F - PROPOSED SINGLE STOREY EXTENSION. 21 FAWLEY CLOSE, HEREFORD, HR1 1AL**For: Ms. A. Fincham, 21 Fawley Close, Hereford, HR1 1AL****Date Received: 19th June, 2006 Ward: Aylestone Grid Ref: 51757, 41683****Expiry Date: 14th August, 2006**

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

1. Site Description and Proposal

- 1.1 No. 21 Fawley Close is a semi-detached dwelling with a detached garage and a small lean-to situated at the junction with Wessington Drive.
- 1.2 This application seeks consent to enlarge the existing small lean-to and is being reported to the Central Area Planning Sub-Committee as the applicant is employed in the Planning Department.

2. Policies

2.1 Hereford Local Plan:

ENV14	-	Design
H12	-	Established residential areas – character and amenity
H14	-	Established residential areas – site factors
H16	-	Alterations and extensions

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

DR1	-	Design
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: No objection.

5. Representations

5.1 Hereford City Council: No comments received at the time of writing.

6. Officers Appraisal

6.1 The key considerations in the determination of this application are the impact of the proposed extension on the visual and residential amenity of the locality.

6.2 It is noted that there are examples of similar additions in the locality. The proposed development is modest in size and is designed to reflect the character and appearance of the main dwelling. It is located to the side of the property and the neighbouring properties are situated some distance away from the proposed development. It is therefore considered that there would be no detrimental impact on residential amenities in this instance.

6.3 The proposed extension would not have a detrimental impact on the character of the area or neighbouring amenity. The proposal is considered to accord with relevant policies and as such, approval is recommended.

RECOMMENDATION

Subject to no further objections raising additional material planning considerations by the end of the consultation period, the officers named in the Scheme of Delegation to Officers be authorised to approved the application subject to the following conditions and any further conditions considered necessary by officers:

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.

Informatives:

1 N03 - Adjoining property rights

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

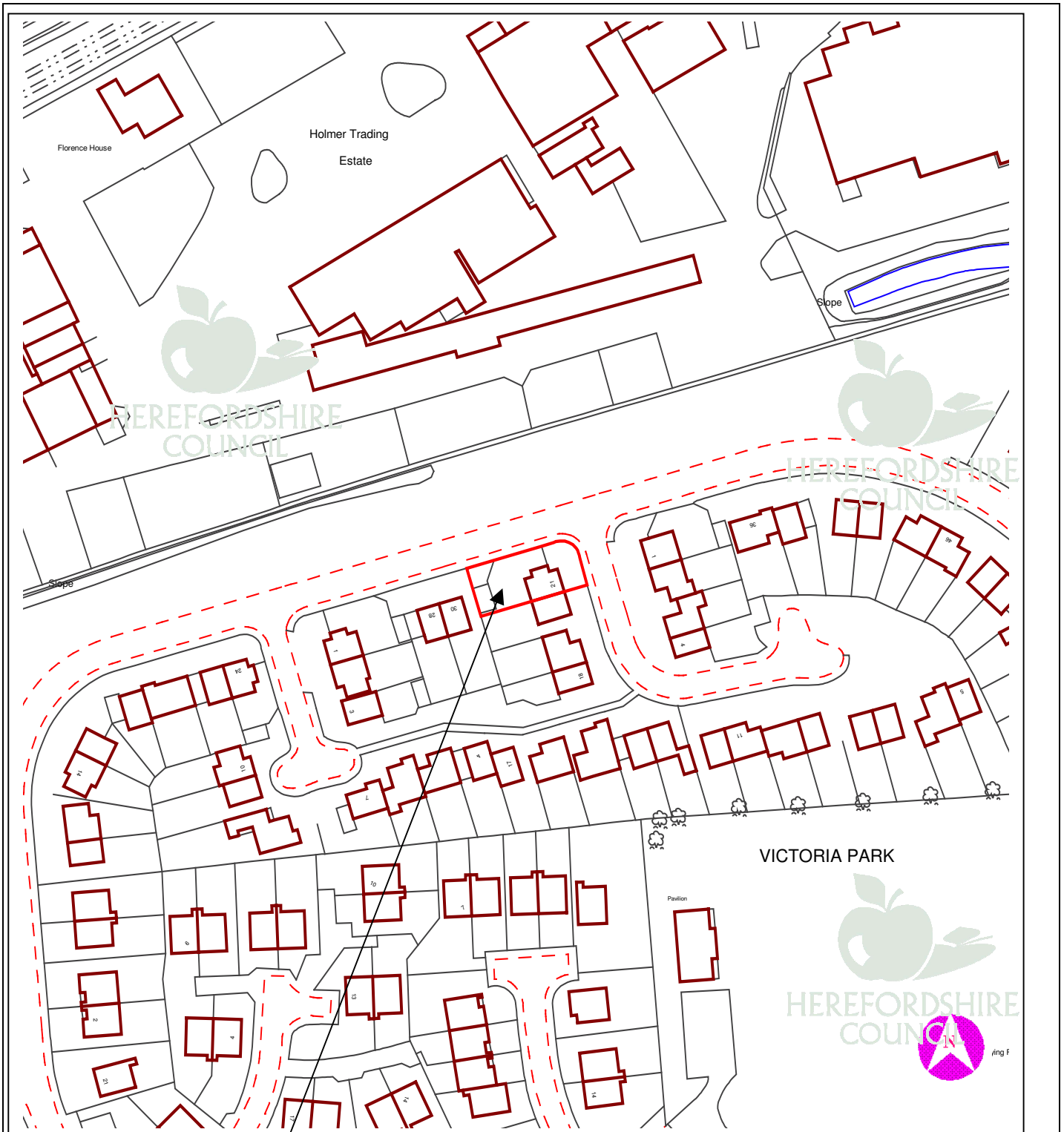
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/1936/F

SCALE : 1 : 1250

SITE ADDRESS : 21 Fawley Close, Victoria Park, Hereford, HR1 1AL

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