

9 DCCE2006/2718/F - TWO STOREY EXTENSION TO THE NORTH ELEVATION AT 14 FOLLY LANE, HEREFORD, HEREFORDSHIRE, HR1 1LY**For: Mr. & Mrs. C. Hobbs per Mr. C. Goldsworthy, 85 St Owens Street, Hereford, HR1 2JW****Date Received: 15th August, 2006 Ward: Tupsley Grid Ref: 52578, 40332****Expiry Date: 10th October, 2006**

Local Members: Councillors Mrs. M.D. Lloyd-Hayes, Mrs E.A. Taylor and W.J. Walling

1. Site Description and Proposal

- 1.1 This application seeks permission for the erection of a two storey rear extension to 14 Folly Lane, Hereford. The application site is located to the north of Folly Lane within the established residential area. The existing dwelling on site is a detached dwelling with a single storey conservatory to the rear and a detached single garage on the western boundary of the site.
- 1.2 The proposal seeks permission for the erection of a two storey hipped roof rear addition, together with a single storey flat roof addition. The proposed extension is 8.5 metres in length, with the first floor projecting 5.5 metres. The addition would be 4.7 metres in width and it is proposed to be rendered with a slate roof

2. Policies

2.1 Planning Policy Guidance:

PPS1 - Delivering sustainable development

2.2 Hereford Local Plan:

ENV14 - Design
H16 - Alterations and extensions

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

S1 - Sustainable development
S2 - Development requirements
DR1 - Design
H18 - Alterations and extensions**3. Planning History**

- 3.1 None identified on site.

4. Consultation SummaryStatutory Consultations

4.1 None.

Internal Council Advice

4.2 Traffic Manager: No objections.

5. Representations

5.1 Hereford City Council: No response received.

5.2 Local Residents: Three letters of objection has been received from the following sources:

- G.W. Yarranton, 16 Folly Lane;
- R. and A. Edwards, 12 Folly Lane;
- Mr. and Mrs. Kemp, 10 Folly Lane.

The comments raised can be summarised as follows:

1. Loss of privacy;
2. Overbearing impact;
3. Loss of light;
4. Loss of view;
5. Request that if the application is supported conditioning ensures no openings in the west facing side of the addition.

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 following points represent the key issues associated with this application:

1. Design and Scale;
2. Residential Amenities;
3. Visual Amenities

Each of these issues will be considered individually.

Design and Scale

6.2 The existing property is relatively modest and has an attractive character and well-balanced appearance. The proposed rear extension is designed appropriately having regard to the existing form but it is recognised that the length of the addition creates a somewhat cumbersome side elevation to both the east and west. That said, the location to the rear together with the use of appropriate materials will allow the addition to integrate effectively and its overall scale is not considered excessive. The flat roof approach for the ground floor projection is considered acceptable having regard to the aim to reflect an 'art-deco' design approach. Conditions will ensure the use of appropriate materials.

Residential Amenities

- 6.3 The overbearing impact associated with this proposal is a significant factor for consideration. The detached neighbours to the east and west will both be affected by this proposal.
- 6.4 To the west is number 16. This property is set back from the application dwelling and as such an element of the side elevation would 'face' the proposed addition. At the closest point the addition would be 8.5 metres from the side elevation in question and it is of note that a first floor elevation serving a habitable room is in situ. It is also the case, however, that the habitable room in question is served by a further opening in the rear elevation. It is considered that any loss of light to this room would therefore remain within acceptable limits and an appropriate condition to prevent new openings in the side elevation of the proposed extension will ensure that there are no issues of privacy. A degree of over shadowing will result from this addition due to its siting to the east but having regard to the relative positioning it is considered that any impact would be within acceptable limits. The overlooking from the rear elevation of the addition at first floor level is not considered unacceptable and is similar to other relationships in the locality.
- 6.5 Turning east, No. 12 has ground floor openings in the side elevation serving a garage and a kitchen, though it is of note that further window openings are found to the rear which serve the kitchen and dining area. A first floor obscure glazed opening is also found in this side elevation. This property is closer to No. 14 with a more modest gap of 2 metres separating these properties. An impact of this relationship is that the existing openings receive little direct light but the orientation of the properties is such that no direct sunlight will be lost as a result of this development. The rear elevations of Nos. 12 and 14 are broadly level and as such the addition will project for its full length to the rear of this neighbour. A degree of light-loss and an overbearing impact will therefore result. However, the orientation and relationship of these properties is of note, as is the single storey rear extension to the rear of number 12 and the set back nature of the first floor, the closest window in which serves a bathroom. It is of further significance that a first floor bedroom window is currently found in the side elevation of No. 14, allowing overlooking of the private amenity space of No. 12. As proposed there would only be the bathroom window, which would be conditioned with obscure glazing, facing the neighbouring property. Privacy would therefore be enhanced for No. 12 as a result of this development. On balance it is considered that the overbearing impact will be within acceptable limits and with privacy improved it is ultimately considered that the impact upon No. 12 resulting from this addition is acceptable.
- 6.6 The flat roof design of the single storey element will ensure that no residential amenity implications exist in the context of this addition and it is considered that no adverse amenity implications are associated with this application in relation to the wider locality.
- 6.7 A condition will be attached to ensure that construction takes place during reasonable hours.

Visual Amenities

- 6.8 Folly Lane is characterised by properties of varying designs and ages and as such there is no single dwelling form or period to relate to. The positioning of the addition,

and its design and scale, are such that it is considered that this scheme will not adversely impact upon the street scene or upon the visual amenities of the locality.

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. B01 (Samples of external materials).**

Reason: To ensure that the materials harmonise with the surroundings.

- 4. E18 (No new windows in specified elevation).**

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. N01 - Access for all.**

- 2. N03 - Adjoining property rights.**

- 3. In the interests of clarification, and in relation to Condition 3 above, it is advised that the roofing material for the flat roof extension shall be agreed and it is expected that this will be a high quality material, such as lead, having regard to the importance of this matter in the context of the design and appearance of the extension hereby authorised.**

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

- 5. N19 - Avoidance of doubt.**

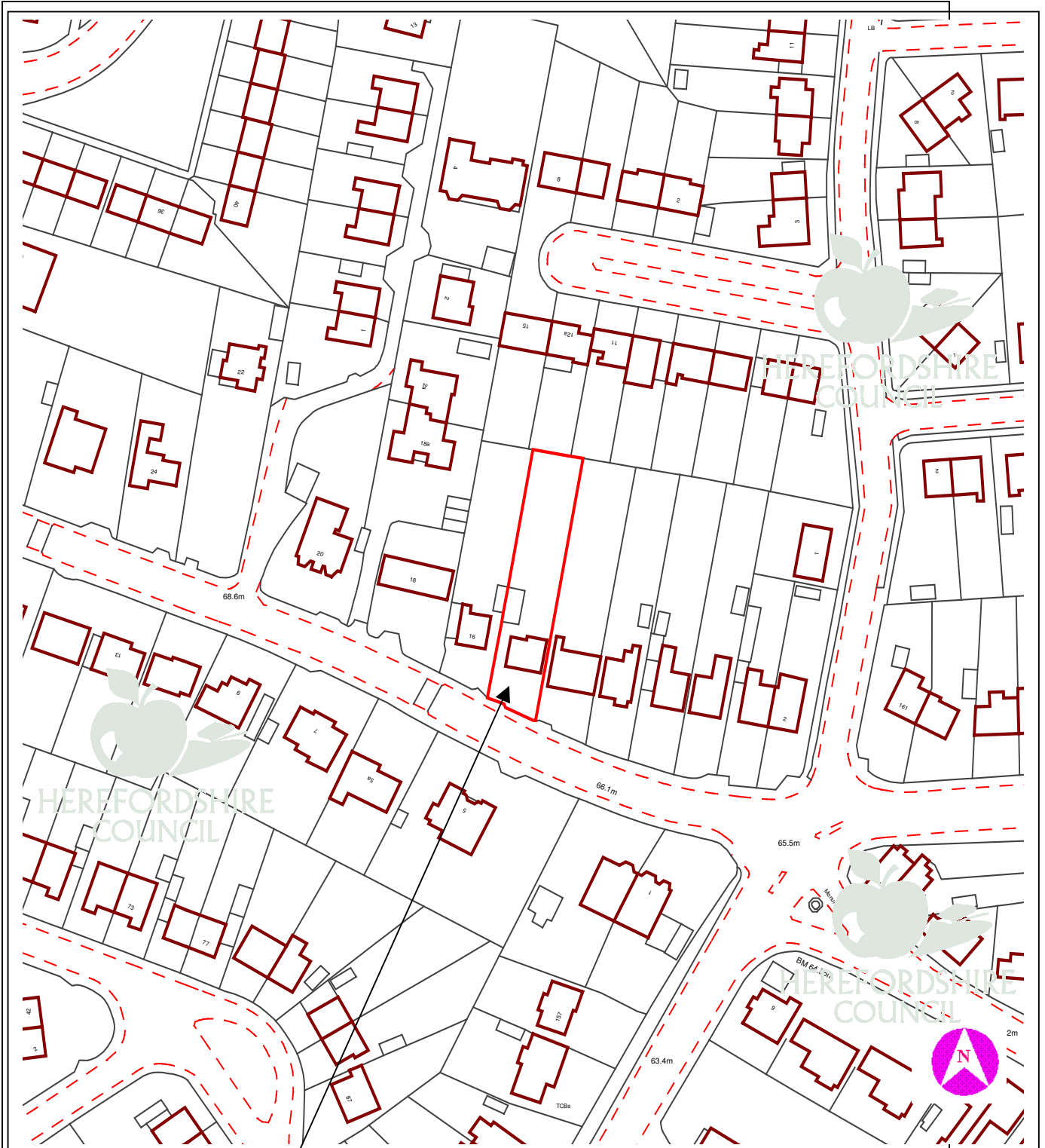
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/2718/F

SCALE : 1 : 1250

SITE ADDRESS : 14 Folly Lane, Hereford, Herefordshire, HR1 1LY

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