

11 DCCE2006/2599/F - DEMOLITION OF GARAGE AND NEW SINGLE STOREY EXTENSION AT 26 ROWLAND CLOSE, HEREFORD, HR1 1XF**For: Mr. & Mrs. H. Roberts per Ian Guest & Associates,
9 Aylestone Drive, Hereford, HR1 1HT****Date Received: 7th August, 2006 Ward: Tupsley Grid Ref: 53298, 39460****Expiry Date: 2nd 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 No. 26 Rowland Close is a semi-detached dwelling with an attached garage situated in a cul-de-sac. The site falls within the Established Residential Area of Hereford.
- 1.2 This application seeks consent to replace the existing garage with a single storey side extension to form a new garage, utility room, toilet and store.
- 1.3 This application is 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
H16	-	Alterations and extensions

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

DR1	-	Design
DR2	-	Land use and activity
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 objections subject to provision of adequate parking on site.

5. Representations

- 5.1 Hereford City Council: No objections.
- 5.2 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 key considerations in the determination of this application are as follows:
- a) Design and Scale; and
 - b) Impact on Highway Safety.

Design and Scale

- 6.2 This proposal involves the erection of a single storey side extension. The proposed addition would project 3 metres further forward than the existing garage but would remain in line with the front elevation of the main dwelling thus retaining an appropriate subservient appearance. The flat roof design is considered acceptable in this location having regard to the flat roof design of the existing garage and the presence of other extensions of similar appearance in the locality. It is therefore considered that there would be no undue impact on the character and appearance of the main dwelling and the wider area. The amenities of the property to the north would not be widely affected by the extension.

Impact on Highway Safety

- 6.3 The Traffic Manager raises no objection to this proposal subject to adequate parking arrangements being provided on site. The proposed development would shorten the existing driveway, but adequate space and driveway are retained to meet the required highway standard. The preservation of the parking area will be controlled through condition in order to minimise on-street parking in the locality.

Conclusion

- 6.4 The proposed development is in accordance with the relevant planning policies and it is considered that with appropriate conditions applied, the proposal will represent an acceptable form of development.

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. **B03 (Matching external materials (general)).**

Reason: To ensure the satisfactory appearance of the development.

- 4. **H10 (Parking - single house).**

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

Informatives:

- 1. **N03 - Adjoining property rights.**
- 2. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**
- 3. **N19 - Avoidance of doubt.**

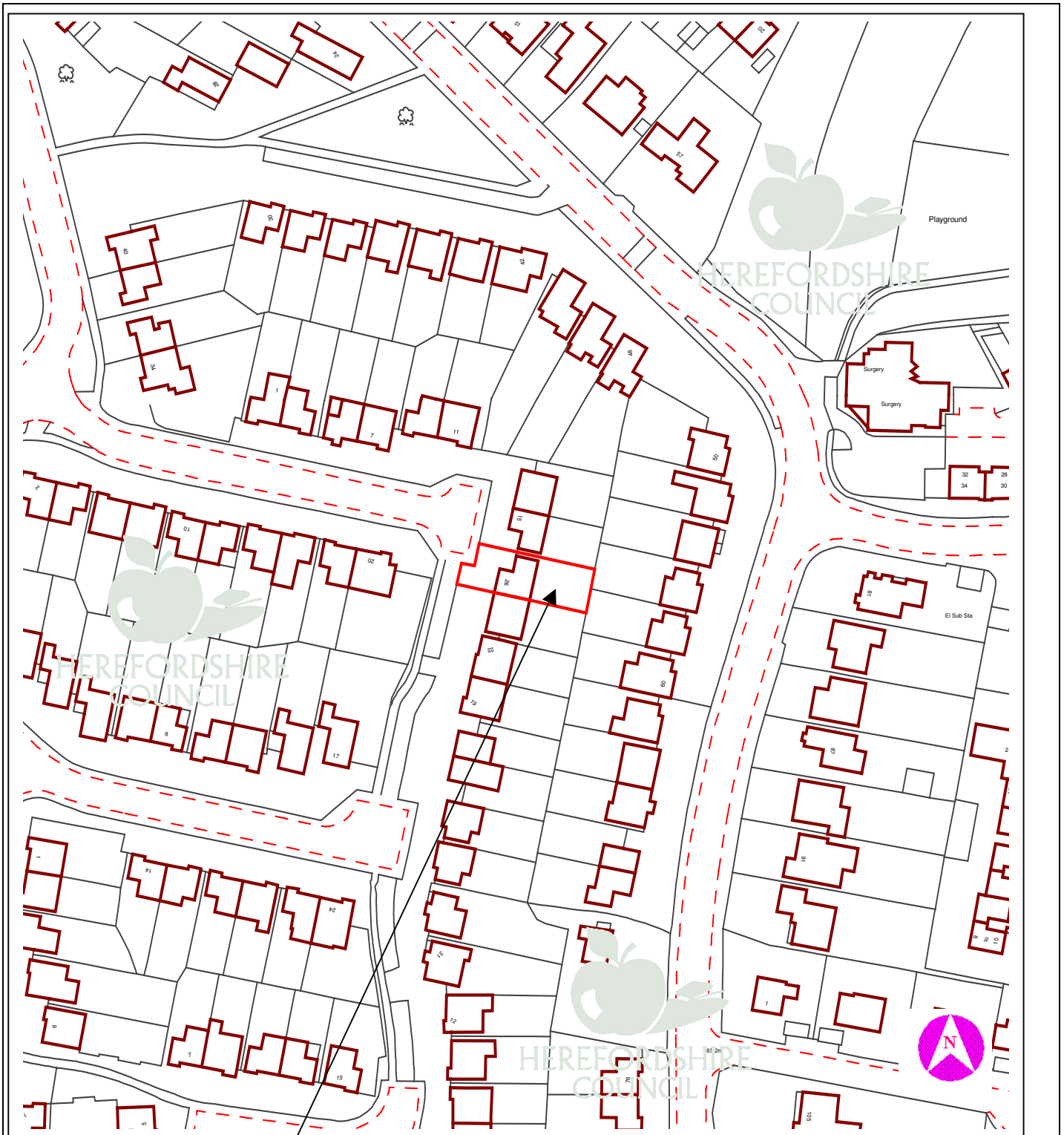
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/2599/F

SCALE : 1 : 1250

SITE ADDRESS : 26 Rowland Close, Hereford, Herefordshire, HR1 1XF

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