

9 DCCE2006/2888/F - PROPOSED 3 BEDROOM DETACHED DWELLING LAND ADJACENT TO 72 OLD EIGN HILL, HEREFORD, HEREFORDSHIRE, HR1 1UA.**For: Mr. C. Davies, 72 Old Eign Hill, Hereford, HR1 1UA.****Date Received: 8th September 2006 Ward: Tupsley Grid Ref: 52837, 39468****Expiry Date: 3rd November, 2006**

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

1. Site Description and Proposal

- 1.1 The site is located on the southern side of Old Eign Hill approximately 100 metres west of the junction with Hampton Dene Road in the eastern part of the city. The site currently forms part of the garden associated with 72 Old Eign Hill and until recently, a detached double garage existed on site. The existing boundaries are partially enclosed with hedges, shrubs and small trees and a row of garages border the eastern corner of the site. The predominant character of the area is two storey detached and semi-detached properties constructed from a mixture of brick or render with tiled roofs.
- 1.2 Planning permission is sought for the sub-division of the existing garden associated with 72 Old Eign Hill to enable the construction of a three bedroom detached dwelling on the site of the former garage. The existing front garden is also to be turned over to hardstanding to provide two parking spaces for both the existing and proposed dwellings.

2. Policies

- 2.1 Herefordshire Unitary Development Plan (Revised Deposit Draft):

S1	-	Sustainable development
S2	-	Development requirements
DR1	-	Design
DR2	-	Land use and activity
DR3	-	Movement
H13	-	Sustainable residential design
H14	-	Re-using previously developed land and buildings
H16	-	Car parking

3. Planning History

- 3.1 No history.

4. Consultation SummaryStatutory Consultations

- 4.1 Welsh Water: No objections subject to condition.

Internal Council Advice

- 4.2 Traffic Manager: No objection subject to provision of two parking spaces for each of the existing and proposed properties.

5. Representations

- 5.1 Hereford City Council: No objection to the application.
- 5.2 One letter of objection has been received from 70 Old Eign Hill. The main points raised are:
1. The proposal constitutes an overdevelopment of the plot.
 2. The proposal is not in keeping with neighbouring buildings in neither character, volume or scale.
 3. There are no fully timber clad, or partially timber clad buildings and the predominant roof material in the area is clay tile. The proposed materials will look out of place and incongruent.
 4. The modern design will be totally out of character with all existing properties in Old Eign Hill.
 5. The proposed rear kitchen extension does not honour the existing building lines of the adjoining properties and will impinge on our standard of living and light at the rear of our property.
 6. We will also be overlooked at the rear from the proposed first and second floor windows.
 7. The actual site boundaries are not clear and legal clarification is been sought.
 8. Existing boundary trees will have to be removed/trimmed back.
 9. It is difficult to envisage sufficient off road parking space being available.

We recognise the need for infill planning, however, we are concerned regarding the proposed scale of development and reiterate our concerns considering it to be an overdevelopment of the plot. However, we would not wish to object to a scheme that was more modest in scale and in a style more appropriate to its surroundings.

- 5.3 The full text of this letter can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

- 6.1 The existing property and its associated garden is relatively large and there is adequate space to accommodate a further dwelling without compromising the general residential character of the area. As such, the principle of a dwelling on the site is considered acceptable.
- 6.2 The general form of the main part of the dwelling has been designed to replicate 72 Old Eign Hill in terms of the width, general proportions and height. As such the overall scale of the dwelling is also considered acceptable in relation to the area and size of the site. Whilst the general form of the dwelling is relatively traditional, some of the detailing such as the fenestration and materials are contemporary. This in itself is considered acceptable, as there is no distinguishable character to the area in terms of property designs or materials. Furthermore, the introduction of different architectural styles and materials creates visual interest and can enhance the character of an area. Notwithstanding these comments, there are concerns with some of the design element

such as the extent of glazing on the front elevation and the design of the dormer at roof level. The applicants are currently reviewing these matters.

- 6.3 Whilst the dwelling is relatively large in relation to the plot width, the design is sympathetic to the amenity of neighbouring properties. There are no windows at first or second floor directly overlooking neighbouring properties and the only element, which extends beyond the rear of the existing properties either side, is a single storey flat roofed kitchen extension. At a height of 3 metres, this will not have a harmful impact on the amenity enjoyed by the objector. There is also some dispute over the actual line of the western boundary of the site between the applicants and the objector's land. This is being investigated by both parties but ultimately is a civil matter and should not preclude a decision on the application. The Traffic Manager raises no objection as adequate off street parking is proposed.
- 6.4 Subject to some of the design elements of the scheme being amended, in particular the fenestration and design of the dormer, the proposal is considered acceptable in accordance with the relevant Unitary Development Plan policies.

RECOMMENDATION

Subject to the receipt of suitably amended plans and 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 approve 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. **B01 (Samples of external materials).**

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

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

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

4. **G01 (Details of boundary treatments).**

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

5. **E17 (No windows in side elevation of extension).**

Reason: In order to protect the residential amenity of adjacent properties.

6. **E16 (Removal of permitted development rights).**

Reason: In order to safeguard the amenity of the occupants of existing and proposed dwellings and to prevent over development of the site.

7. The existing windows on the western elevation of 72 Old Eign Hill shall be permanently blocked up prior to commencement of work on the construction of the dwelling hereby approved.

Reason: To minimise the impact of the proposed dwelling on the amenity of the occupants of 72 Old Eign Hill.

Informatives:

1. N15 - Reason(s) for the Grant of PP/LBC/CAC.
2. N19 - Avoidance of doubt.

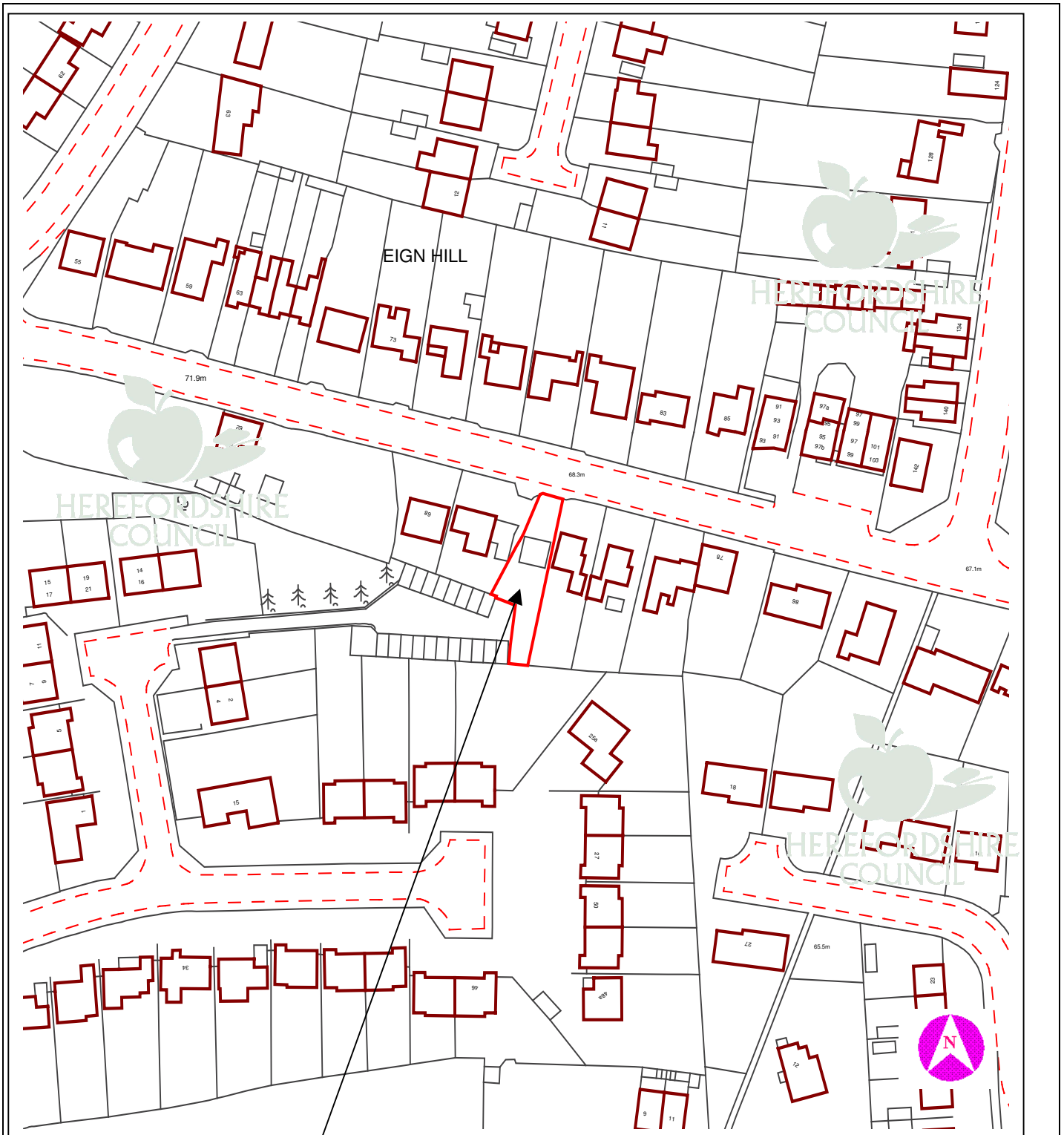
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/2888/F

SCALE : 1 : 1250

SITE ADDRESS : Land adjacent to 72 Old Eign Hill, Hereford, Herefordshire, HR1 1UA

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