

11 DCCW2006/3239/F - TO CONSTRUCT NEW ANNEXE DWELLING ATTACHED TO THE MAIN DWELLING AND DETACHED GARAGE AT WYCHWAYS, ATTWOOD LANE, HOLMER, HEREFORD, HEREFORDSHIRE, HR1 1LJ

For: Mr. & Mrs. Connor per Mrs. Clayton, Penelope Clayton Architectural Drawing, 2 Sunshine Close, Ledbury, Herefordshire, HR8 2DZ

Date Received: 9th October 2006

**Ward: Burghill,
Holmer & Lyde**

Grid Ref: 50959, 42287

Expiry Date: 4th December 2006

Local Member: Councillor Mrs. S.J. Robertson

1. Site Description and Proposal

- 1.1 The application site is comprised of a modern two storey detached dwelling set within a large curtilage, sited on the southern side of Attwood Lane within an established residential area, which lies on the northern boundary of the City of Hereford.
- 1.2 The property is handed with its immediate neighbour to the west and they are separated from each other by integral flat roofed single storey double garages.
- 1.3 The application seeks permission to construct a self-contained dwelling comprising two bedrooms and bathroom, above a kitchen and two reception rooms on the ground floor. This would be largely on the footprint of the existing garage which would be demolished and replaced by a proposed detached double garage within the front garden.
- 1.4 The proposal whilst comprising a self contained dwelling is described as an annexe and would enable two generations of the applicant's family to occupy the property sharing the existing access and garden.

2. Policies

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

Policy DR1	-	Design
Policy H1	-	Hereford and the Market Towns: Settlement Boundaries and established Residential Areas
Policy 13	-	Sustainable Residential Design

3. Planning History

- 3.1 None.

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Traffic Manager: No objection subject to the imposition of standard conditions.

5. Representations

5.1 Holmer Parish Council: Comments awaited.

5.2 Mrs. Hinton, Attwood Lea: Objection, I will be affected by the proposed dwelling as the window on the rear elevation will destroy the privacy of my small rear garden.

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 Having regard for the relevant policies, the primary issues in determining this application are considered to be:

- The Principle of Development
- The impact of the proposed dwelling on amenity of the established residential area
- Access and Highways Issues

Principle of Development

6.2 The application site lies within the settlement boundary for the City of Hereford and the Herefordshire Unitary Development Plan (Revised Deposit Draft) recognises that there is scope for appropriate residential development within these areas providing that the character and appearance of the area is not adversely affected by the proposed development. The proposal to erect a new dwelling is acceptable in principle, subject to other material considerations being satisfactorily resolved. It is advised that whilst the proposal is described as an annexe, based upon the self contained nature of the accommodation it is reasonable to consider it as a dwelling in its own right.

Visual and Residential Amenity

6.3 The design and scale of the proposal is well related to the existing dwelling, and the use of a single storey link between the two units helps to break up the overall impact of the massing. It is not considered that there will be any harm to the visual amenity of the wider locality.

6.4 With regard to residential amenity it is not considered that the proposal will result in any demonstrable impact on the amenity of the neighbouring dwellings or those to the rear of the application site in Turnberry Drive.

- 6.5 More specifically whilst the concerns of the neighbour to the east are noted, having consideration for the orientation of their property and the proposed development, it is not considered that there will be a significant difference to the existing relationship between the two properties. It is acknowledged that there would be a south facing first floor window closer to the boundary with the next door property (Attwood Lea). However this would not enable views directly toward the property but rather views down the garden as is already the case from existing windows.
- 6.6 Furthermore the proposed eastern flank wall has been designed without windows. To ensure the continued satisfactory relationship between the extended dwelling and its neighbours, it is considered expedient to remove the permitted development rights to insert windows in this elevation.
- 6.7 There is no strong or discernable building line along the southern side of Attwood Lane and the proposed garage will not therefore be read as an unduly prominent feature with the street scene. Its impact would be further mitigated by the presence of a mature hedgerow on the western boundary.
- 6.8 Overall the proposal is not considered to give rise to any harm to the visual or residential amenity of the wider locality, however in order to protect the amenity of the area during the construction phase, standard conditions are recommended to control the hours of operation.

Access and Highways

- 6.9 The property is served by an existing vehicular access, and the proposed annexe dwelling and the existing property will continue to be served by this access.
- 6.10 In principle the Traffic Manager has no objection, but comments that a total of four parking spaces are required. These remarks are considered reasonable and the appropriate condition is recommended.

Conclusion

- 6.11 Overall the proposal complies with the relevant policies in the Local Plan, and as such, approval is recommended.

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

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

- 3. The annexe dwelling and the existing dwelling known as 'Wychways' shall not be sold separately from each other.**

Reason: The local planning authority wish to control the specific use of the land/premises in the interest of local amenity.

- 4. **H12 (Parking and turning - single house) (4 cars).**

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

- 5. **During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday - Friday 7.00 am - 6.00 pm, Saturday 8.00 am - 1.00 pm nor at any time on Sundays, Bank or Public Holidays.**

Reason: To safeguard residential amenity.

Informatives:

- 1. **N01 - Access for all.**
- 2. **N03 - Adjoining property rights.**
- 3. **N14 - Party Wall Act 1996.**
- 4. **All machinery and plant shall be operated and maintained in accordance with BS5228: 1997 'Noise Control of Construction and Open Sites'.**
- 5. **N19 - Avoidance of doubt.**
- 6. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

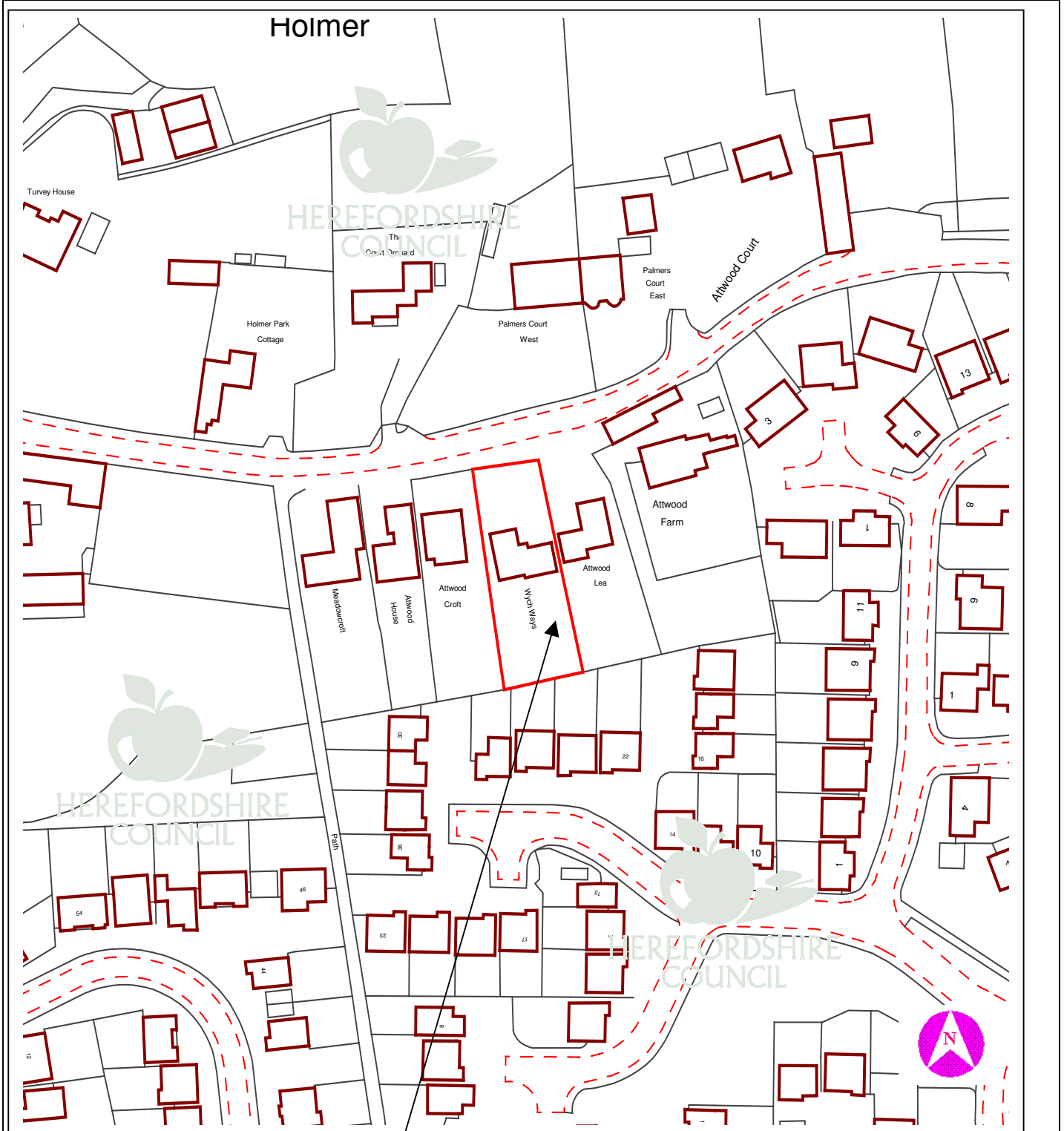
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2006/3239/F

SCALE : 1 : 1250

SITE ADDRESS : Wychways, Attwood Lane, Holmer, Hereford, Herefordshire, HR1 1LJ

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