

7 DCCE2008/1019/F - PROPOSED TWO STOREY EXTENSION AND REFURBISHMENT OF EXISTING PROPERTY AT 57 PORTFIELD STREET, HEREFORD, HEREFORDSHIRE, HR1 2SE

**For: Mr. A. Simmonds per Simmonds Mills Architects,
Greenwood Trust, Station Road, Coalbrookdale,
Telford, TF8 7DR**

Date Received: 4 April 2008

Ward: Tupsley

Grid Ref: 51931, 39593

Expiry Date: 30 May 2008

Local Members: Councillors MD Lloyd-Hayes, AP Taylor and WJ Walling

1. Site Description and Proposal

- 1.1 Planning permission is sought for the erection of extensions and the undertaking of alterations aimed at improving the energy conservation performance of the existing dwelling at No. 57 Portfield Street, Hereford. The site is within a densely developed residential area, bound to the rear by the railway line.
- 1.2 The dwelling is detached, although the proximity to No. 55 and the presence of a lean-to roof over the side passage on the opposite side gives a terraced effect. The supporting statement confirms that the property has remained largely unaltered and unimproved since the original construction date. The overriding aim of the proposal is described as achieving an increase in the habitable area whilst also improving the carbon efficiency of the dwelling by between 70 and 85%. This is to be achieved, in the main through what are described as 'passive design techniques' without reliance upon other methods, arguably less appropriate in a residential environment.
- 1.3 These techniques will manifest themselves externally through the application of between 200 and 300mm thick insulation, which will increase the scale of the dwelling accordingly. For instance, 300mm will be added to its height and forward projection as a result of the additional 'coat' of insulation, which will be applied and finished with painted render. Elsewhere, opportunities are taken to maximise passive solar gain and take advantage of natural light - reducing electricity consumption. To the roadside elevation one will notice the additional height and forward projection, although these will not perhaps be that obvious to the casual passer by.
- 1.4 Most of the operational development is focussed upon the rear of the dwelling. Here, a new two-storey extension is proposed, together with a single-storey, sedum roofed kitchen. The two-storey element would involve the erection of a hall/utility room and WC/utility area at ground floor, with genuine third bedroom and bathroom over. The footprint of the two-storey element is broadly commensurate with the existing lean-to elements at the rear, although the height will increase.
- 1.5 A single-storey kitchen extension is proposed to run parallel to the common boundary to No. 59 at a distance of 1.5m. A monopitch construction is proposed, 3.9m tall where it is closest to the neighbour, falling towards No. 55. This would have a sedum roof

covering, as would the roof over the third bedroom. A slate roof is proposed over the first floor bathroom.

- 1.6 The kitchen extension has been redesigned to take account of an objection from the neighbours at No. 59. Previously the extension was designed to project 5 metres beyond the back corner of No. 59 with implications for the provision of light to the neighbour's lounge in particular. The plan has now been amended to remove the portion of the extension that would have breached the 45-degree rule.

2. Policies

- 2.1 Herefordshire Unitary Development Plan:

Policy S2	-	Sustainable Development
Policy S2	-	Development Requirements
Policy DR1	-	Design
Policy H18	-	Alterations and Extensions

3. Planning History

- 3.1 None.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: Recommend an informative note bringing the attention of the applicant to the presence of a public sewer across the application site.
- 4.2 Network Rail: No response.

Internal Council Advice

- 4.3 Traffic Manager: No objection.

5. Representations

- 5.1 Hereford City Council: No objection to plans as originally submitted. Response to amended plans not available at the time of writing.
- 5.2 Two letters of objection have been received from the occupants of No. 59, Portfield Street - the nearest neighbours. The letters have been sent in response to the original and amended proposals. The comments are summarised as follows:
- The proposed kitchen extension would overshadow No. 59's kitchen and living room windows, due to its height, length and proximity. No. 59 is particularly narrow and is not well lit at the present time.
 - The presence of high-level windows would affect privacy.
 - The level of development is obtrusive and out of keeping.
 - There is concern that the covered passage roof will be physically attached to the gable end of No. 59.

The full text of these letters can be inspected at Central Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

6.1 The key issues in the determination of this application are as follows:

- The impact of the extensions upon the residential amenity of the neighbouring dwellings;
- The design of the extensions

Residential Amenity

6.2 The key policy in respect of extensions and impact upon residential amenity is policy H18 – Alterations and extensions. Amongst other things this policy requires that extensions should not adversely impact on the privacy and amenity of occupiers of neighbouring residential property.

6.3 The impact of the kitchen extension, as originally proposed, upon the amenity of No. 59 was deemed unacceptable. The plans have been amended accordingly. The effect has been to cut the corner off the original plan form in order that the extension now accords with the 45-degree rule commonly used as a means of assessing the impact of extensions upon light provision. It should also be noted that the subject property is to the northwest of No. 59 and the extension would not block direct sunlight.

6.4 The large high-level windows referred to by the neighbours have also been removed from the kitchen, although this will decrease the available passive solar gain. Instead a smaller window is proposed in the form of a cantilevered box window, with the side obscured to guard against direct overlooking of the neighbouring garden.

6.5 The two-storey element would not have obvious implications for the neighbours on either side, because it does not project beyond the rear of the neighbours. In fact, No. 55 has a far larger span, with the effect that the rear wall of the original projects well beyond the subject property.

6.6 The amended plans are now considered acceptable in terms of the impact upon residential amenity.

Design

6.7 As referred to above, the design of the extension has been driven by the desire to make substantial gains in terms of the energy efficiency of the dwelling. The energy performance of the house will be improved by the proposed extensions, but also by the addition of high-levels of insulation to existing external walls and roof, combined with reduced air leakage. New high performance windows are proposed.

6.8 The fundamental appearance of the existing dwelling within the street will not change markedly, other than for a slight projection forward and increase in height where insulation is applied and finished with render. To the rear, away from public vantage points, the new extensions will appear in stark contrast to the traditional frontage. However, as they are to the rear, they will not challenge the overall character of the dwelling when viewed within the street. The juxtaposition of traditional and

contemporary design can often work well and this development is considered to be a case in point and an example of how passive design techniques can be employed in the refurbishment of old properties and in new extensions, simultaneously.

Conclusion

- 6.9 The amended plans demonstrate a significant improvement in terms of the impact upon neighbouring residential property and the proposal is now considered to accord with policies H18 and DR1 of the Unitary Development Plan.

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. **B03 (Amended plans).**

Reason: To ensure the development is carried out in accordance with the amended plans and to comply with the requirements of Policy DR1 of Herefordshire Unitary Development Plan

3. **C01 (Samples of external materials).**

Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan

4. **I16 (Restriction of hours during construction).**

Reason: To protect the amenity of local residents and to comply with Policy DR13 of Herefordshire Unitary Development Plan.

5. **F15 (No windows in side elevation of extension).**

Reason: In order to protect the residential amenity of adjacent properties and to comply with Policy H18 of Herefordshire Unitary Development Plan.

Informatives:

1. **N16 - Welsh Water Informative.**
2. **W02 - Welsh Water rights of access.**
3. **N19 - Avoidance of doubt - Approved Plans.**
4. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.

