

There are two bedrooms provided on the ground floor at the front of the property, with a garage and study also. The remainder of the accommodation is provided on the first floor.

The dwelling has been extended previously. Application ref: 111577 was a relatively modest addition, while application 091278 was a larger two storey extension to the south side of the dwelling.

The proposal is for a two storey extension located off the north elevation. It will measure approximately 4m to the eaves and 6m to the ridge. The length will be 6.8m from the west elevation and 6.4m in width. It will largely mirror the width and length of the two storey element that is existing, with the roof being raised by 0.5m to incorporate both elements under the same gable. The proposal is in order to provide a larger living room on the ground floor and to enlarge the two bedrooms in the basement.

Representations:

Email was sent to Councillor Sinclair-Knipe on 22nd September 2014. To date, no response has been received.

Parish Council support the application.

Appraisal:

In respect of extensions to dwellings planning policy H18 of the Herefordshire Unitary Development Plan is applicable. This states that proposals for extensions must ensure that the original dwelling remains the dominant feature, it would be in keeping with the character and appearance of the existing in terms of scale, mass, siting, detailed design and materials, would not adversely impact upon the living conditions of neighbours, amongst other criteria. This policy is considered to be in conformity with the National Planning Policy Framework, which at paragraph 17 states that proposals should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Design

The materials for the proposed are stone on the walls and tiles both to match the host dwelling. The doors and windows will be uPVC. With all these materials matching the host dwelling, they are considered to be in keeping and therefore acceptable.

The proposed will not be clearly subordinate from the host dwelling, with the proposed roof of the two storey extension incorporating an existing two storey element. Furthermore, the proposed is to the front of the dwelling, where competition between the host and extensions can be increased. However, it is considered that the extension is unlikely to be significantly detrimental to the streetscene, being largely screened from the road by a thick hedge and vegetation, and with matching materials, will be in keeping and acceptable.

With regard to the original dwelling remaining the dominant feature, the dwelling has been extended previously. However, it is considered that even taking into account the previous extensions and the proposed one, given that the original dwelling was large, as is the plot, the host dwelling will remain dominant.

Impact on privacy and amenity

With no neighbouring dwellings within the immediate vicinity to the north of the host dwelling, it is considered unlikely that there are issues of overlooking or impact on amenity as a result of the proposed.

Given the above, the proposal is considered to be compliant with relevant HUDP policies and NPPF and is therefore recommended for approval.

RECOMMENDATION: **PERMIT** ☒ **REFUSE** ☐

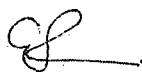
CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:

(please note any variations to standard conditions)

- 1) C01
- 2) C06 – drawing numbers 724/006, 724/007, 724/008, 724/009 and 724/010 all received 26th August 2014.

Informatives

- 1) The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.




Signed: Dated: 10th October 2014

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT ☒

REFUSE ☐

Signed:  Dated: 10.10.14

REASON FOR DELAY (if over 8 weeks)

Negotiations ☐
Consultees ☐
Other ☐
(please specify)