

DELEGATED DECISION REPORT

APPLICATION NUMBER

212496

4 Dore Hamlet, Abbeydore, Hereford, HR2 0AA

CASE OFFICER: Ms Laura Smith

Relevant Development Plan Policies: **General Permitted Development Order 2015, as amended:
Part 1: Development within the curtilage of a dwelling house
Class A – enlargement, improvement or other alteration of a dwelling house**

Relevant Site History: **None**

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Neighbour Notification Letters	X	X			
Local Member	X	X			

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The proposal site is a mid-terrace property located within the village of Abbeydore.

The proposal is for the demolition of existing storm damaged conservatory and construction of dining/garden room on the same footprint as the demolished conservatory which will extend beyond the rear wall of the original dwellinghouse by 3.10 metres. The maximum height of the enlarged part of the dwellinghouse will be 3.50 metres and the height of the eaves of the enlarged part of the dwellinghouse is 2.60 metres.

Representations:

Neighbours – No response to consultation letters

Local member informed

Pre-application discussion:

N/A

Constraints:

Contaminated Land
Flood Zone – Adj 2&3
Protected Species – Adj
Surface Water – Adj
SSSI Impact Zone

Appraisal:

The proposed development is considered against relevant criteria found within Schedule 2 Part 1 Class A of the General Permitted Development Order 2015, as amended (2018):

- a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this schedule: N/A - The dwelling house was not granted use as a dwelling house by virtue of Class M, N, P or Q of Part 3 of this schedule.

The dwelling house was not granted use as a dwelling house by virtue of Class M, N, P or Q of Part 3 of this schedule.

- b) As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)

The proposal will not exceed 50% of the total area of the curtilage as a result of the works.

- c) The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse

The highest part of the extension will measure 3.5 metres, which is below the height of the existing roof of the dwelling house.

- d) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse

The highest part of the eaves will measure 2.6 metres, which is below the height of the existing eaves of the dwelling house.

- e) the enlarged part of the dwellinghouse would extend beyond a wall which—
i. forms the principal elevation of the original dwellinghouse;
ii. fronts a highway and forms a side elevation of the original dwellinghouse

The proposal would extend from the rear elevation.

- f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—
i. extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
ii. exceed 4 metres in height

N/A – see (g) below. The site is not on article 2(3) land.

- g) For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—
 - i. extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
 - ii. exceed 4 metres in height

The proposal would have a single storey below 4 metres in height and would not extend beyond the rear wall of the semi-detached dwellinghouse by more than 6 metres, at 3.1 metres.

- h) the enlarged part of the dwellinghouse would have more than a single storey and—
 - i. extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
 - ii. be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse

N/A - The proposal would be a single storey

- i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres

The height of the eaves would not exceed 3 metres

- j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would –
 - i. exceed 4 metres in height,
 - ii. have more than a single storey, or
 - iii. have a width greater than half the width of the original dwellinghouse; or
- ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);

The proposal would not extend beyond the side elevation of the original dwellinghouse.

- k) it would consist of or include—
 - i. the construction or provision of a verandah, balcony or raised platform,
 - ii. the installation, alteration or replacement of a microwave antenna,
 - iii. the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - iv. an alteration to any part of the roof of the dwellinghouse:

N/A – The proposal does not consist of or include any aspect outlined in part (k).

Conditions

A.3 Development is permitted by Class A subject to the following conditions—

- a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—
 - i. obscure-glazed, and

- ii. non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and
- c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

The proposed materials will match that of the existing host dwelling. It is considered to be acceptable in relation to siting, scale and size. Due to the layout of the site and surrounding properties, it is considered not to be of detriment to residential amenity as a single storey extension. This is confirmed by the lack of objections from neighbours.

Following the appraisal, prior approval is not required since the proposal complies with criteria set out under Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As amended).

RECOMMENDATION: PRIOR APPROVAL NOT REQUIRED

C06 (Dwg no 02 & 03)



Signed:

Dated: 26 July 2021

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT ☒

REFUSE ☐



Signed: Dated: 26 July 2021

Is any redaction required before publication? No