

DELEGATED DECISION REPORT

APPLICATION NUMBER

160684

8 Watermeadow Close, Hereford, Herefordshire, HR1 1JG

CASE OFFICER: Miss Emily Reed

DATE OF SITE VISIT: 16/03/2016

Relevant Development Plan Policies: Herefordshire Local Plan – Core Strategy
Policy SD1

National Planning Policy Framework (NPPF)
Chapter 7

Relevant Site History: DCCE2005/4035/F – Proposed single storey extensions.
Approved 26/01/2006

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X		X		
Neighbour letter/ Site Notice	X	X			
Local Member	X		X		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The application site is a detached two storey dwelling located at the end of the cul-de-sac known as Watermeadow Close. There is a single storey attached garage to the east of the dwelling.

This application seeks permission for the erection of a first floor extension over the garage and a single storey extension to the rear of the dwelling. The first floor extension will have the same width and length as the utility to the rear of the garage with a height of 4.7m to the eaves and 6.3m to the ridge. The single storey element will measure 6m from the rear elevation and 3.8m in width. The height will be approximately 2.3m to the eaves and 3.5m to the ridge.

In relation to the previous permission granted in 2006, it seems that the permission has been implemented as the extension to the side has been built but the one to the rear has not.

Representations:

Councillor Lloyd-Hayes agreed to delegated authority of the application via telephone call on 6th April 2016.

Appraisal:

In respect of extensions to dwellings planning policy SD1 of the Core Strategy is applicable. This states that proposals should be designed to maintain local distinctiveness through detailing and materials, respecting scale, height, proportions and massing of surrounding development. The proposal should also safeguard the amenity of existing and proposed residents in terms of overlooking, overshadowing and overbearing.

While I note from within the application form the proposed materials are stated as 'don't know', the plans indicate that they will be facing brickwork and concrete tiles. With these matching the host dwelling they are considered to be in keeping and acceptable. The use of the materials indicated on the plan will be conditioned. Materials in keeping with the streetscene is not considered to have a detrimentally affected.

With regard to the first floor extension, with a clear step down in the ridge the host dwelling will remain the dominant feature on the site with the extension being subordinate.

There is only one window proposed on the first floor extension and will be located on the rear elevation. There are windows proposed on the eastern elevation and rear elevation of the single storey extension. With these all looking onto the rear garden associated with the dwelling and the neighbouring dwelling to the north being approximately 45m away, detrimental issues of overlooking are not anticipated.

Given the small scale of the first floor extension, and the orientation of the neighbouring dwellings, new issues of overshadowing or loss of light are unlikely.

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

RECOMMENDATION: PERMIT ☒ REFUSE ☐

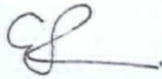
CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:

(please note any variations to standard conditions)

- 1) C01
- 2) C07 – drawing number 2 received 7 March 2016.
- 3) C15
- 4) CBK

Informatives

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.



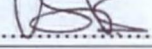
Signed: Dated: 8th April 2016

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT ☒

REFUSE ☐

Signed:  Dated: 8/4/16