

8 DCNE2006/3134/F - PROPOSED BAY WINDOWS TO FRONT ELEVATION AND RECONSTRUCTION OF DOUBLE GARAGE WITH PITCHED ROOF AT KYLDONAN, WOODLEIGH ROAD, LEDBURY, HEREFORDSHIRE, HR8 2BG

For: Mr & Mrs S Gummery per Meredith Architectural Design, 34 Montpelier Road, West Malvern, Worcestershire, WR14 4BS

Date Received:
29th September 2006

Ward: Ledbury

Grid Ref:
70652, 37587

Expiry Date:
24th November 2006

Local Members: Councillor B Ashton, Councillor P Harling & Councillor D Rule MBE

1. Site Description and Proposal

- 1.1 The application site lies on the eastern side of Woodleigh Road within Ledbury. Upon the site at present is a two-storey house with a detached single garage to the north with an extensive 'lean-to' store. To the north of the application site is a detached two-storey house known as 'Brynderwyn'. The application site has a 2.4 metre wide vehicular means of access. Opposite the application site on the western side of Woodleigh Road is a row of terraced cottages.
- 1.2 The proposal is to demolish the existing single garage and attached corrugated sheeted 'lean-to' structure and replace it with a double garage of a similar footprint but with a pitched roof. The building would have a depth of 9.5 metres, a width at the front of 6.9 metres and a width at the rear of 2.9 metres. It would have a height to eaves of 2.6 metres and a height to ridge of 4.65 metres. The ridge would run in a north-south direction. The building would be set in off the boundary with 'Brynderwyn' to the north by 40 cm. This northern flank wall would be an oblique gable. A gap of 0.95 metres would be maintained with the northern flank elevation of the house and it would be set back some 5.9 metres from the front building line of the house.
- 1.3 It is also proposed to erect two modest bays to the ground floor frontage windows with a 'lean-to' roof over connecting both bays and erecting a shelter to the front door.

2. Policies

2.1 Central Government Advice

Planning Policy Statement 1 – Delivering Sustainable Development

3. Planning History

- 3.1 None relevant.

4. Consultation Summary

Statutory Consultations

- 4.1 None

Internal Council Advice

4.2 The Transportation Manager has no objections to the proposed development.

5. Representations

5.1 The Ledbury Parish Council wish to see the application approved.

5.2 The occupiers of four dwellings in the immediate vicinity have the following concerns:

- The proposal may involve the lowering of kerbstones;
- During the construction process less on-street parking spaces would be available;
- The side of the vehicles kept at the property, including the tractor and trailer, are of concern. There is limited turning space;
- Concern as to the time that construction would take place;
- The existing 'lean-to' cannot accommodate a vehicle;
- The need for a pitched roof is questioned and it is suggested that the occupiers of dwellings in the immediate vicinity will suffer an undue loss of light;
- Concern as to possible future proposals; and
- A tile roof would be more appropriate than a slate roof.

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

6. Officers Appraisal

6.1 The site lies within the defined settlement boundary of Ledbury where the principle of erecting extensions and outbuildings to existing dwellings is acceptable. However, any such proposal to extend must be appropriate. In this regard such proposals are the subject to criteria based policies. These are established in Housing Policy 16 of the Malvern Hills District Local Plan 1998 and policy H18 of the Herefordshire Unitary Development Plan Revised Deposit Draft May 2004.

6.2 The proposed outbuilding is to be sited upon the approximate footprint of an existing outbuilding. Its siting detached from the house and set back from its front building line is welcomed. A gap would be maintained with the boundary of the house known as 'Brynderwyn' to the north.

6.3 In terms of the design of the proposed building the provision of a pitched roof is logical. Its height of 4.7 metres, below the eaves height of the house, is considered to be appropriate. The use of artificial slates is considered to be appropriate. Many of the dwellings in this street would originally have had slate roofs, although somewhat unfortunately many have been replaced by concrete pantiles.

6.4 No alterations are proposed to the access onto the highway, which has an adequate width, and sufficient space would be maintained in front of the building for the parking of at least two cars.

6.5 In terms of the use of the building it is only the applicant's intention to use it for purposes incidental to the use of 'Kyldonan' as a single-family dwelling house. I understand that the applicant has an interest in restoring / maintaining vintage tractors. This does not represent a material change of use.

6.6 The siting and design of the proposed outbuilding is such that there would not be any undue loss of sunlight or daylight to occupiers of other existing dwellings in the vicinity.

6.7 The bay windows and lean-to roof to the front would not have any adverse impact.

6.8 I therefore recommend that full conditional planning permission be granted.

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 - Prior to commencement of the development hereby permitted, full written details and samples of all materials to be used in the construction of the external surfaces of the developments hereby permitted shall be submitted to the Local Planning Authority for their written approval. No development shall commence until the written approval of the Local Planning Authority has been given.

Reason: To ensure a satisfactory appearance to the development.

- 3 - The garage building hereby permitted shall only be used for purposes incidental to the use of 'Kyldonan' as a single family dwelling house and shall not be used in connection with any trade or business.

Reason: To safeguard the character of the area and the amenities of occupiers of existing dwellings in the immediate vicinity.

Informatives:

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC
- 2 - N19 - Avoidance of doubt

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNE2006/3134/F

SCALE : 1 : 1250

SITE ADDRESS : Kyldonan, Woodleigh Road, Ledbury, Herefordshire, HR8 2BG

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