

**7 DCNC2006/3235/F - PROPOSED TWO STOREY SIDE EXTENSION AND CREATION OF A NEW PARKING AREA AT 49 MIDDLEMARSH, LEOMINSTER, HEREFORDSHIRE, HR6 8UP**

**For: Mr Bufton**

**Date Received:**  
10th October 2006

**Ward: Leominster North**

**Grid Ref:**  
49617, 59834

**Expiry Date:**  
5th December 2006

Local Member: Councillors J French and Brig P Jones

**1. Site Description and Proposal**

- 1.1 The site is located in the north of the market town of Leominster in an area designated as primarily residential in the Leominster District Local Plan and the Herefordshire Unitary Development Plan (Revised Deposit Draft).
- 1.2 The existing dwelling is a red brick two-storey dwelling under a tiled roof. The garage has already been converted into a dining room. There are other properties of similar size and design in all directions.
- 1.3 The proposal is for a two storey extension, incorporating the garage extension to accommodate two further bedrooms and bathroom. Materials are to match that of the existing building.

**2. Policies**

2.1 Central Government Advice

PPG 3: Housing

2.2 Leominster District Local Plan

A1 Managing the District's Local Plan  
A2 Settlement hierarchy  
A24 Scale and Character of Development  
A52 Primarily Residential Areas  
A54 Protection of Residential Amenity  
A56 Alterations, Extensions and Improvements to Dwellings

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)

S1 - Sustainable Development  
S3 - Housing  
DR1 - Design  
H13 - Sustainable Residential Design  
H18 - Alterations and Extensions

### **3. Planning History**

3.1 None identified.

### **4. Consultation Summary**

#### Statutory Consultations

4.1 None required

#### Internal Council Advice

4.2 The Traffic Manager has no objection to the granting of permission.

### **5. Representations**

5.1 The Town Council object to the proposal and comments as follow: "Recommends refusal as Council is concerned that the development may impinge on the amenity of neighbouring properties. The site is too small for this development."

5.2 One letter of objection has been received from Miss Delia Powis, 47 Middlemarsh, Leominster. In summary the points raised are as follows:

5.2.1 The proposal is not within keeping of the current estate and existing properties.

5.2.2 The proposed extension looks cramped into a small area and is too close to an existing property.

5.2.3 Concerns over the loss of light the development may cause to number 47.

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 main issues arising from this application relate to design and residential amenity.

6.2 Amended plans have been received addressing the concerns raised by the Parish Council and neighbour. At the time of writing this report the neighbour still objects to the proposed extension, while the Town Council have yet to respond to the amended plans. The proposed extension and alterations shown on the amended plans will look and be in keeping with the size and design of the existing/original dwelling. It is considered that the amended proposal will not adversely affect the residential amenities of the neighbouring dwellings.

6.3 The proposed development is considered to be acceptable and in accordance with planning policy and as such is recommended for approval subject to conditions set out overleaf.

**RECOMMENDATION**

That planning permission be approved subject to conditions set out below:

- 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 - A09 (Amended plans )

Reason: To ensure the development is carried out in accordance with the amended plans.

- 3 - B02 (Matching external materials (extension) )

Reason: To ensure the external materials harmonise with the existing building.

**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:** DCNC2006/3235/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** 49 Middlemarsh, Leominster, Herefordshire, HR6 8UP

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