

7 DCNE2006/3799/F - FURTHER STOREY ON REAR OF HOUSE AT HIGH VINNALLS, UPPERFIELDS, LEDBURY, HEREFORDSHIRE, HR8 1LE**For: Mr & Mrs S L Davies per Mr M Cleaver, 10 Gilbert Road, Malvern, Worcs, WR14 3RQ****Date Received:**
30th November 2006**Ward: Ledbury****Grid Ref:**
71192, 38391**Expiry Date:**
25th January 2007

Local Members: Councillors DW Rule MBE, PE Harling & BF Ashton

1. Site Description and Proposal

- 1.1 The application site lies on the eastern side of the road known as Upperfields within Ledbury. Upon the site at present is a late twentieth century detached house of no particular architectural merit. Upperfields has no consistent character or appearance to its street scene. It comprises of a series of dwellings that vary completely in design and appearance. The application site and the surrounding land rises steeply from west to east. To the rear (east) of the application site is a dense area of woodland upon the rising land.
- 1.2 The proposal is to erect a part second floor extension upon the rear (eastern) most half of the house. The rear half of the existing roof would be removed, the rear wall would be increased in height by 2.6 metres and a new wall would be built from a central position within the existing dwelling projecting above the existing ridge by one metre. A pitched roof would then be provided by this element. This extension would provide an additional two bedrooms creating a four bedroomed house.

2. Policies**2.1 Central Government Advice**

Planning Policy Statement 1 – Delivering Sustainable Development

2.2 Hereford and Worcester County Structure Plan 1993

Policy CTC.9 – Development Requirements

2.3 Malvern Hills District Local Plan 1998

Housing Policy 16 – Extensions

2.4 Herefordshire Unitary Development Plan Revised Deposit Draft May 2004Policy DR1 – Design
Policy H18 – Alterations and extensions

3. Planning History

3.1 None relevant

4. Consultation Summary

Statutory Consultations

4.1 None

Internal Council Advice

4.2 The Transportation Section have no objections.

5. Representations

5.1 No local residents have objected

5.2 The Parish Council object on the following ground: -

"Members felt that the changes to the roofline would be out of keeping with the area, thereby having an adverse impact upon the street scene."

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 property the subject of this application is located with a street with no consistent character or appearance. The design of the dwellings vary greatly although spaces between them and landscaping means that each dwelling virtually reads as a separate entity rather than their being a consistent street scene.

6.2 On plan the proposed extension does appear somewhat unusual. However, when viewed on site in three dimension the proposed extension appears to be logical and well designed. The fact that the proposed extension is set back from the front of the building at a higher level means that it would be stepped back into the building. This lessens any visual mass that a straightforward second storey extension flush with the front wall would have created. It would not be that visible from the street scene. From the architects viewpoint he has designed a building that takes advantage of the view and daylight available from the east. Furthermore the proposed extension is set against a woodland backdrop upon rising land. This assists in integrating it into the landscape.

6.3 In terms of the relationship with the neighbouring buildings the ridge height of the proposed addition would not be higher than the ridge height of the neighbouring dwelling at 'Farm View' to the south.

6.4 The on-site car parking provision is satisfactory.

6.5 Therefore whilst the concerns of the Parish Council, the proposed extension is considered to be appropriate to this particular building and surroundings. It is therefore recommended 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 external materials 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 obtained. The development shall be carried out in full accordance with the approved details and thereafter maintained as such;

Reason: - To ensure a satisfactory appearance to the development;

Informatives:

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

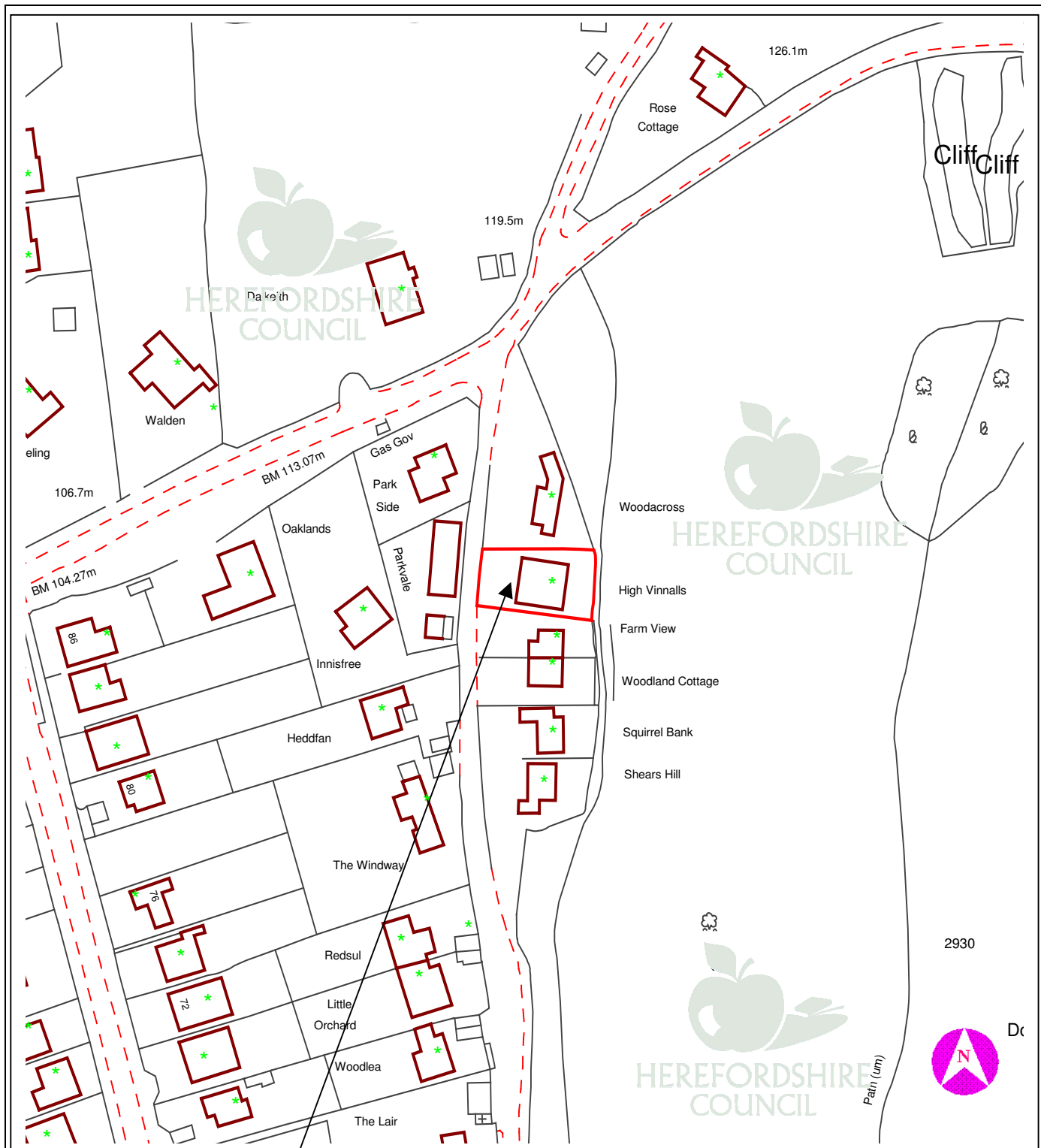
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: DCNE2006/3799/F

SCALE : 1 : 1250

SITE ADDRESS : High Vinnalls, Upperfields, Ledbury, Herefordshire, HR8 1LE

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005