

**14 DCNW2007/1277/F - PROPOSED FIRST FLOOR  
EXTENSION, NEW FRONT PORCH AND ALTERATIONS  
AT DUNELM, WEST STREET, PEMBRIDGE,  
LEOMINSTER, HEREFORDSHIRE, HR6 9DX**

**For: Mr & Mrs R Shipley Bryan Thomas Architectural  
Design Ltd The Malt House Shobdon Leominster  
Herefordshire HR6 9NL**

**Date Received:**  
25th April 2007

**Ward:**  
Pembridge &  
Lyonshall with Titley

**Grid Ref:**  
38822, 58168

**Expiry Date:**  
20th June 2007

Local Member: Councillor RJ Phillips

## **1. Site Description and Proposal**

- 1.1 Located within the Conservation Area, the dwelling is detached, two-storey, and of external brick and render construction, under a tiled roof. It is of no architectural or historic value in relationship to the surrounding Conservation Area.
- 1.2 The dwelling is located within a residential area and backs onto open farmland.
- 1.3 The application proposes a first floor extension above the existing attached garage on the western elevation of the property, re-organisation of the internal lay out and a porch onto the property's frontal elevation.
- 1.4 As a result of the proposed development the dwelling will have an additional floor space of approximately 30 sq m when measured externally, presently the dwelling has a floor area of approximately 151.25 sq m floor space. The proposal will result in the loss of the integral garage to that of additional domestic accommodation.

## **2. Policies**

### **2.1 Herefordshire Unitary Development Plan**

S1 – Sustainable development  
S2 – Development requirements  
DR1 – Design  
DR2 – Land use and activity  
DR3 – Movement  
DR4 – Environment  
H4 – Main villages – settlement boundaries  
H18 – Alterations and extensions  
LA2 – Landscape character and areas least resilient to change  
HBA4 – Setting of listed buildings  
HBA6 – New development within Conservation Areas

### **3. Planning History**

3.1 There is no planning history identified with regards to this site.

### **4. Consultation Summary**

#### Statutory Consultations

4.1 None required.

#### Internal Council Advice

4.2 Transportation Manager - Raises no objection to the proposed development subject to the inclusion of a condition with regards to parking and turning area to any approval notice subsequently issued.

4.3 Conservation Manager recommends approval to the proposed development.

### **5. Representations**

5.1 Pembridge Parish Council. No response received at time of writing report.

5.2 One letter of objection has been received from Mr and Mrs T J Baker, Westfields, West Street, Pembridge. The letter can be summarised as follows:

- a) Increasing the size of the dwelling subject to this application will have a harmed effect on the setting of nearby listed buildings and surrounding Conservation Area.
- b) Character of the existing dwelling.
- c) Impact on adjoining neighbours.
- d) In conflict with relevant local plan policy.

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

### **6. Officers Appraisal**

6.1 The key issue of concern with regards to this application is as outlined in the letter of objection from Mr and Mrs T J Baker.

Issues raised are as follows:

- Effect on adjacent listed buildings and surrounding Conservation Area.
- Character of existing property.
- Effect on neighbouring dwellings.
- Policy criteria.

6.2 The dwelling is of the 1960's era and of no architectural merit in relationship to the surrounding Conservation Area and is set back from the frontage of other buildings and therefore plays little part in the surrounding street scene.

- 6.3 The proposed development takes a form which will play down the additional volume and as a result the extended building will remain of little visual significant to the surrounding built environment.
- 6.4 The proposed development will not result in the loss of privacy or amenity to adjacent properties and is for a proposed increase in floor space of approximately 30 sq m mainly on the first floor, above the existing attached garage, which will be lost to additional domestic accommodation.
- 6.5 The Council's Transportation Manager raises no objections to the proposed development subject to the inclusion of a condition with regards to parking and turning area, to which the property does have adequate land within its curtilage in front of the property.
- 6.6 Consequently the proposal is considered to comply with Unitary Development Plan policies.

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

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

- 3 - **Notwithstanding the approved plans no approval is given to the construction detail and design of the windows. Full details of the window design and construction materials will be submitted to the local planning authority and approved in writing prior to any development on site.**

**Reason: In the interests of the surrounding Conservation Area and setting of adjacent listed buildings.**

- 4 - **H12 (Parking and turning - single house )(Curtilages)(3)**

**Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.**

**Informatives:**

- 1 - **N15 - Reason(s) for the Grant of PP/LBC/CAC**

- 2 - **N19 - Avoidance of doubt**

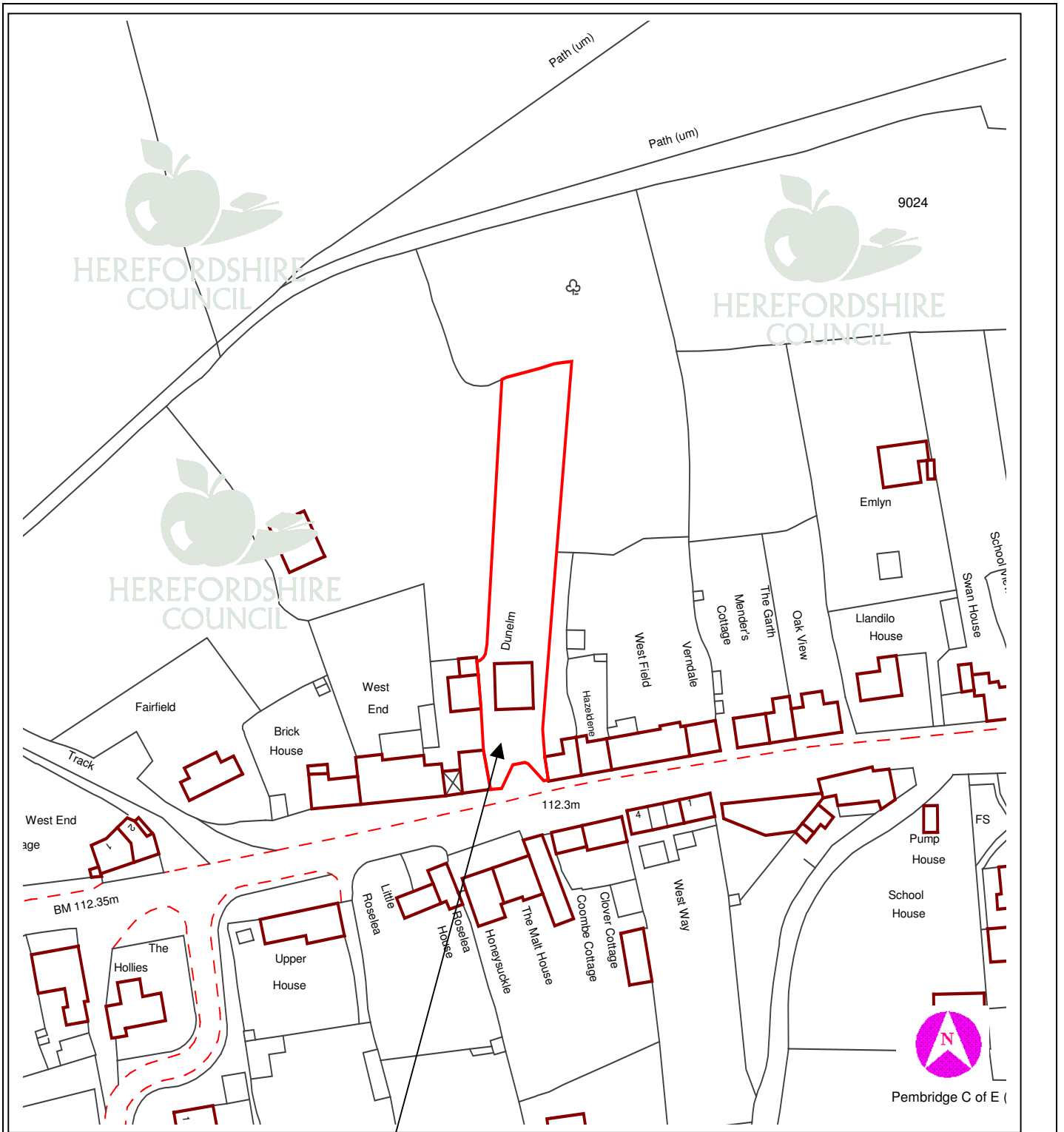
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNW2007/1277/F      **SCALE :** 1 : 1250

**SITE ADDRESS :** Dunelm, West Street, Pembridge, Leominster, Herefordshire, HR6 9DX

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