

**19 DCNC2007/1873/F - PROPOSED FIRST FLOOR
EXTENSION OVER GARAGE AT HUNGRY DEAN,
WHITBOURNE, WORCESTERSHIRE, WR6 5SP****For: Mr & Mrs J Archer per Mr M A Hume, 172
Ombersley Road, Worcester. WR3 7HA****Date Received:**
11th June 2007**Ward: Bringsty****Grid Ref:**
71970, 56674**Expiry Date:**
6th August 2007

Local Member: Councillor T W Hunt

1. Site Description and Proposal

- 1.1 The application site lies within the settlement boundary of Whitbourne along a classified road and opposite the village school.
- 1.2 Hungry Dean is a modern detached three bedroom family home, situated between a property known as Damsonwood and the rear of a cul-de-sac called Ashpool and is within a locality characterised by large two storey detached houses, standing in fairly large gardens.
- 1.3 The proposal seeks planning permission for a first floor extension over the existing garage to provide a fourth bedroom with en-suite and dressing room.

2. Policies2.1 Herefordshire Unitary Development Plan

H18 Alterations and Extensions

3. Planning History

- 3.1 DCNC2007/1187/F: First floor extension - Withdrawn 1/6/07
- 3.2 MH97/1426: Erection of detached dwelling - Approved 10/2/98

4. Consultation SummaryInternal Council Advice

- 4.1 Transportation: No objection

5. Representations

- 5.1. The Parish Council has no objections
- 5.2 One letter of objection has been received from:

- Mr R Baxter, 7 Ashpool, Whitbourne

- 5.3 The objection refers to reasons given against the previous application, being, that it would have a detrimental impact on residential amenity in terms of overshadowing and a harmful visual impact, given the extent of brick walling.
- 5.4 One letter has also been received from Mrs Lewis, 6 Ashpool, Whitbourne, requesting for additional time to make written representations.
- 5.5 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 considerations in determining this application are:

- Scale and Design
- Amenity

Scale and Design

- 6.2 The area is characterised by large detached properties and the extension appears to be both proportionate to the existing dwelling and in keeping with others around it. The use of matching external materials and similarly proportioned windows will ensure that the resultant extension will lie in harmony with the existing dwelling.

Amenity

- 6.3 The previous application submitted under DCNC2007/1187/F was withdrawn to allow the applicants time to reconsider the design of the extension having regard to the impact it would have on the residential amenity of neighbours. The submitted application has addressed these concerns.
- 6.4 The current concerns of the neighbours at 7 Ashpool are noted. At present the side wall of the existing garage (Facing north east) lies close to the boundary between Hungry Dean and the neighbours garden at 7 Ashpool but is well screened by a high hedgerow between the two properties. The proposed extension to the garage will remain well screened. The use of a hipped roof will reduce the visual impact of the extension on the neighbouring property and will not have a dominating impact on the neighbouring property.
- 6.5 There are no windows proposed in the north-east elevation of the extension and a condition of any planning permission could ensure that no window is inserted in to this elevation to protect the privacy of the neighbouring property.
- 6.6 Given the existing high hedgerow running along the boundary of the site and its screening effect, I do not consider that the proposal will result in any detrimental impact upon the amenity of the neighbouring properties at 6 and 7 Ashpool.
- 6.7 There is an ongoing dispute over the existence of the Lleyandii hedgerow running along the boundary between the property and its neighbours at 6 Ashpool. Having examined the relevant planning history it would appear that the hedgerow was approved on 6th July 1999, under a condition of planning permission MH97/1426. The neighbour at 6 Ashpool has been advised that the matter should be addressed to the Environmental Health Department under the High Hedgerow Regulations. To date, no

formal complaint has been registered with the Environmental Health Department. I would not consider that it is reasonable or appropriate to attempt to address this issue within the determination of this current application for planning permission.

6.8 Overall, the proposal accords with the relevant development plan policy and therefore a conditional planning permission is recommended.

RECOMMENDATION

That planning permission be approved with 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 - E17 (No windows in side elevation of extension)

Reason: In order to protect the residential amenity of adjacent properties.

Informatives:

1 - N19 - Avoidance of doubt

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

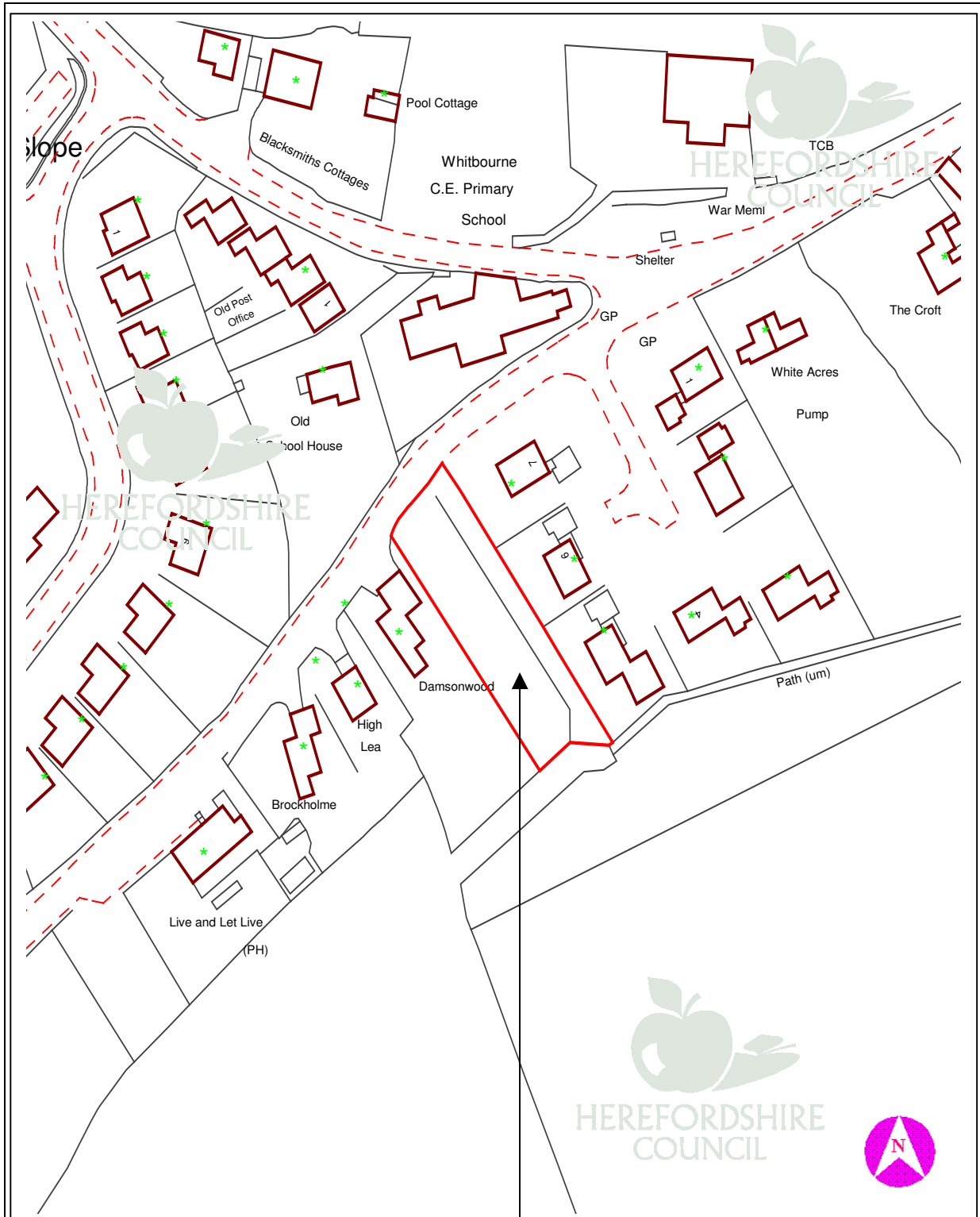
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNG2007/1873/F

SCALE : 1 : 1250

SITE ADDRESS : Hungry Dean, Whitbourne, Worcester, WR6 5SP

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