

12 DCNE2007/2042/F - PROPOSED SINGLE STOREY EXTENSION AT 21 JOHN LEE ROAD, LEDBURY, HEREFORDSHIRE, HR8 2FE**For: Mr & Mrs S Ratcliff, Tudor Design, Caerswall Farm, Much Marcle, Herefordshire, HR8 2NY****Date Received:**
26th June 2007**Ward: Ledbury****Grid Ref:**
70083, 37949**Expiry Date:**
21st August 2007

Local Members: Councillor Mrs ME Cooper, Councillor Mrs K Swinburne, Councillor PJ Watts

1. Site Description and Proposal

- 1.1 The application site lies on the eastern side of John Lee Road within Ledbury. The housing hereabouts forms part of a modern housing estate. The property the subject of this application is the southern-most of a terrace of three houses. To the north-west of the site in front of numbers 17 and 10 John Lee Road is an equipped children's play area.
- 1.2 The proposal is to erect a single storey front extension to number 21 John Lee Road. The extension would have a depth of 2 metres, a width of 5.2 metres and a height to eaves of 2.7 metres. The extension would have a lean-to roof that would meet the height of the house below the first floor window cills.
- 1.3 This extension would create a larger kitchen area and an entrance lobby / porch area.

2. Policies**2.1 Central Government Advice**

Planning Policy Statement 1 – 'Delivering Sustainable Development'

2.2 Herefordshire Unitary Development 2007

Policy DR1 – Design

Policy H18 – Alterations & extensions

3. Planning History

- 3.1 NE2004/2097/F - Loft Conversion - Permitted

4. Consultation SummaryStatutory Consultations

4.1 None

Internal Council Advice

4.2 Highways & Transportation: - No objection

5. Representations

5.1 Two letters of objection have been received from owners / occupiers of dwellings in the immediate vicinity. They object on the following summarised planning grounds: -

- The proposed extension would be a visual intrusion within the pleasant street scene detracting from the original design;
- The proposal would obstruct the footpath;
- The proposed development would obstruct vehicles manoeuvring from the parking area to the south-east;
- The proposed development would result in a loss of daylight to number 23 John Lee Road and would result in an undue physical mass.

5.2 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. Officer's Appraisal

6.1 The proposed extension would be sited to the front of the dwelling. Its siting is entirely within the curtilage of the existing property and indeed the case officer has measured the site such that a 40 centimetre gap would be maintained to the back edge of the footway.

6.2 The design of the proposed extension is considered to be appropriate and it would certainly be modest and subordinate to the original dwelling. It is considered to be of an appropriate design to the original dwelling and not adversely affect the appearance of the street scene.

6.3 In terms of the manoeuvring of motor vehicles, as previously stated the proposed extension would be entirely sited within the front garden area of number 21 John Lee Road. The proposal would not obstruct an existing area that is afforded to the turning / manoeuvring of motor vehicles.

6.4 The distance from the front elevation of number 23 John Lee Road and the flank elevation of the proposed single storey side extension is approximately 11 metres. Given that distance, the fact that number 21 John Lee Road is sited to the north-east and the single storey nature of the proposed extension, it is considered that the occupiers of the existing dwelling at number 23 John Lee Road would not suffer any undue loss of amenity.

6.5 The proposal is therefore recommended for approval.

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.

Informatives:

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

- 2 - N19 - Avoidance of doubt**

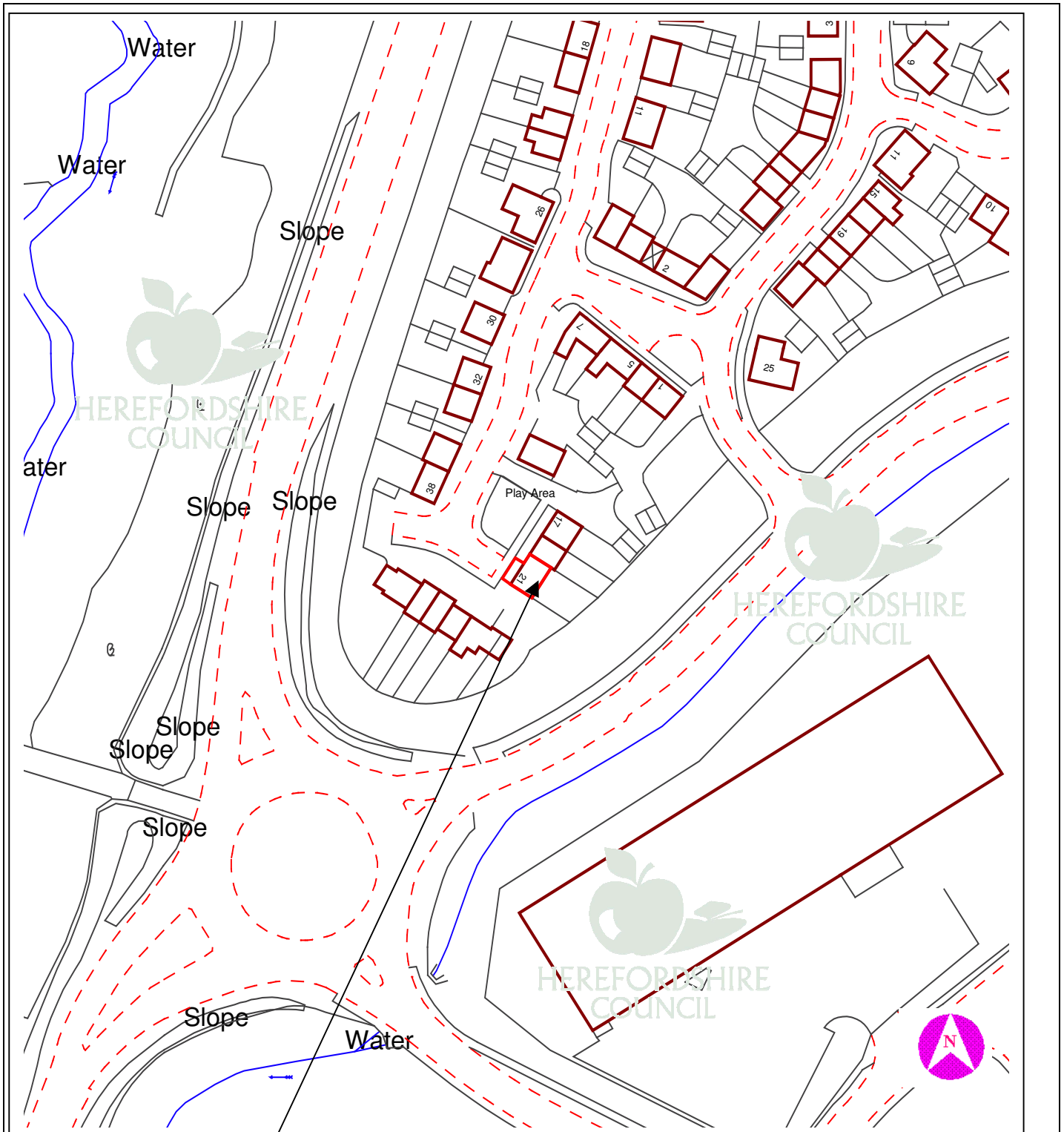
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNE2007/2042/F

SCALE : 1 : 1250

SITE ADDRESS : 21 John Lee Road, Ledbury, Herefordshire, HR8 2FE

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