

6 DCNE2008/0281/F - RE-BUILD EXISTING GROUND FLOOR SIDE EXTENSION AND CONSTRUCT NEW FIRST FLOOR BEDROOMS ABOVE, INCLUDING NEW REAR SINGLE STOREY DINING ROOM AT 2 SUNSHINE CLOSE, LEDBURY, HEREFORDSHIRE, HR8 2DZ

For: Mr & Mrs Clayton, 2 Sunshine Close, Ledbury, Herefordshire, HR8 2DZ.

Date Received: 31st January, 2008 Ward: Ledbury Grid Ref: 70336, 38480

Expiry Date: 27th March, 2008

Local Members: Councillors ME Cooper, JK Swinburne and PJ Watts

1. Site Description and Proposal

- 1.1 The application site lies on the southern side of Sunshine Close, a modern cul-de-sac. Sunshine Close has a variety of house types being detached houses on its southern side and a mix of detached and semi-detached houses on its northern side.
- 1.2 Number 2 Sunshine Close is currently a three bedroomed house. The two-storey element has a width of 5.7 metres and a depth of 8.4 metres with its ridge running in a north-east to south-west direction away from the road. Attached to its south-eastern side are a "home office" (formerly a garage) and a playroom at ground floor level only. The playroom projects beyond the rear of the two-storey element by 1 metre.
- 1.3 The neighbouring house to the south-east is a detached two-storey house, number 1 Sunshine Close. The gap between the single storey element of number 2 Sunshine Close and the north-western elevation of number 1 Sunshine Close is 1.95 metres.
- 1.4 The proposal involves the following elements: -
 - The erection of a two storey side extension on the site of the existing single storey element, which accommodates the "home office" and the playroom. This side extension would be set back from the main front building line by some 0.3 metre. Whilst it would be a full two storey at the front with an eaves height of some 4.8 metres, the rear element would have an eaves level of 3.9 metres with light to the rear of the first floor being provided by way of a dormer window. The ridge level of this two storey wing would be 6.9 metres some 0.6 metre lower than the ridge to the main house; and
 - The erection of a single storey rear extension to provide a dining room. This extension would have a depth of 3.1 metres and a width of 3.5 metres. It would have a pitched roof with a hip at its south-western end.

The result of these works would be to transform the existing three-bedroomed house into a four-bedroomed house.

1.5 Since the planning application was initially submitted amended plans have been received that show: -

- The use of matching brickwork to the elevations of the proposed side extension rather than render; and
- The provision of a third car parking space upon the site frontage.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007

- Policy DR1 - Design
- Policy H16 - Car Parking
- Policy H18 - Alterations and Extensions

3. Planning History

- 3.1 NE/2003/0186/F Garage Conversion - Planning Permission not Required.
13.03.2003

4. Consultation Summary

Statutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 The Transportation Manager has no objection

5. Representations

5.1 Ledbury Town Council object to the proposed development on the following summarised grounds:-

- Set a precedent in the area;
- Be out of keeping with the street scene; and
- Would result in an unacceptable degree of overlooking for the neighbouring property.

5.2 The occupiers of 1 Sunshine Close object on the following summarised grounds:-

- The proposal would result in an undue loss of light to the windows in the north-western elevation of 1 Sunshine Close;
- The proposal would represent an over-development of the site;
- The proposal has insufficient on-site car parking and car parking upon the public highway would represent a hazard to highway safety (including pedestrian safety);
- The proposed rendered finish would not be in keeping with the rest of the house; and
- The single storey rear extension would erode valuable garden land.

5.3 The response of the Town Council and the neighbour upon the amended plans is awaited.

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 main issues to be considered in relation to this planning application are: -
- The impact of the proposed development upon the design of the existing dwelling and the street scene;
 - The impact of the proposal upon the occupiers of the adjoining dwelling at number 1 Sunshine Close; and
 - The transportation matters.
- 6.2 The proposed two-storey side extension is set back from the original front building line and its ridge is lower than the original building. As such, the proposed extension would be subordinate to the original dwelling. The external walls of the proposed extension would match that of the existing dwelling.
- 6.3 In terms of the impact of the proposed development upon the street scene, it is considered that two storey side extensions to the detached houses along the southern side of Sunshine Close should be resisted if they create a terracing effect. The gap that would be maintained between the north-western elevation of number 1 Sunshine Close and the south-eastern elevation of number 2 Sunshine Close would be 1.95 metres. This gap is similar in size to others that exist within the street namely between numbers 3 and 4 and 4 and 5. Therefore it is considered that a sufficient gap would be maintained.
- 6.4 With regard the impact number upon 1 Sunshine Close, the only windows that that house has in its north-western elevation are two first floor windows serving non-habitable rooms (i.e. a bathroom window and an en-suite window). As such, it is not considered the issue of loss of light to be a matter to be considered. In terms of privacy, a condition is recommended preventing the insertion of first floor windows in the south-eastern elevation of the proposed side extension.
- 6.5 The proposed single storey rear extension is considered to be well sited and designed. Other properties in the vicinity (e.g. 3 Sunshine Close) have rear extensions of a similar size. It is considered that the retained private rear garden area would remain adequate for its function being some 100 square metres.
- 6.6 In terms of car parking provision, the plans demonstrate the provision of a third car parking space. This accords with the Council's standards within the Council's 'Highways Design Guide for New Developments – July 2006'.
- 6.7 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 Prior to commencement of the development hereby permitted the following matters shall be submitted to the Local Planning Authority for their written approval:-

- **Written details and samples of all external materials;**

The development shall not commence until the Local Planning Authority has given such written approval. The development shall be carried out in strict accordance with the approved details and thereafter maintained as such;

Reason:- To ensure a satisfactory appearance to the development within the street scene.

3 Prior to the first use of the extension hereby permitted the car parking spaces shown upon Dwg. No. 05 (scale 1:100) received 18th March 2008 shall be fully implemented. Thereafter these car parking spaces shall be maintained and kept free of obstruction.

Reason: - To ensure satisfactory on-site car parking provision.

4 No windows shall be inserted in the first floor south-eastern elevation of the side extension hereby permitted without the prior written approval of the Local Planning Authority.

Reason: To safeguard the privacy of the occupiers of 1 Sunshine Close.

INFORMATIVES:

1 N19 - Avoidance of doubt

2 N15 - Reason(s) for the Grant of Planning Permission

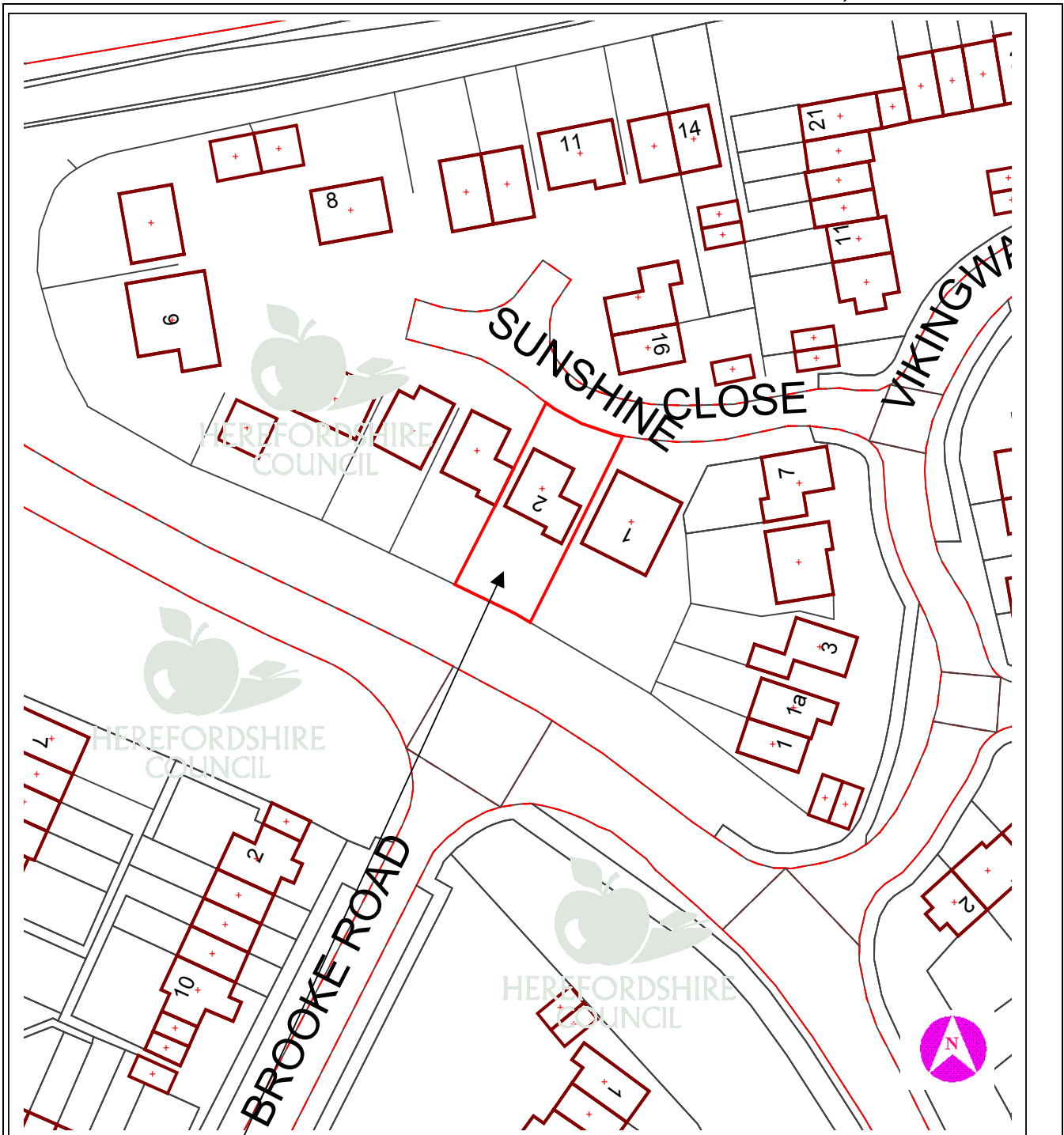
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



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

APPLICATION NO: DCNE2008/0281/F

SCALE : 1 : 706

SITE ADDRESS : 2 Sunshine Close, Ledbury, Herefordshire, HR8 2DZ

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