

**10 DCNW2003/2545/F - TWO STOREY EXTENSION AT  
8 CHAPEL ORCHARD, WEOBLEY, HEREFORDSHIRE,  
HR4 8SP****For: Miss E Bound at same address****Date Received:  
19th August 2003****Expiry Date:  
14th October 2003****Ward:  
Golden Cross  
with Weobley****Grid Ref:  
40509, 51307**

Local Member: Councillor J Goodwin

**1. Site Description and Proposal**

- 1.1 This application relates to a 2-storey detached dwelling in the Chapel Orchard cul-de-sac at Weobley. The cul-de-sac consists of a mix of semi-detached and detached properties probably constructed during the 1970s. The site lies within the Weobley Conservation Area.
- 1.2 The proposal is for the erection of a 2-storey extension on the north side of the property on the boundary with No. 7 Chapel Orchard. The proposal involves the demolition of the existing former garage which is now being used as a study. The extension will provide a study, shower and utility at ground floor with 2 bedrooms and WC at first floor level. Bedroom windows are proposed in the east and west elevations with windows to the WC/shower room in the north elevation.

**2. Policies****2.1 Leominster District Local Plan (Herefordshire)**

A56 – Alterations, Extensions and Improvements to Dwellings  
A54 – Protection of Residential Amenity  
A21 – Development

**2.2 Herefordshire Unitary Development Plan (Deposit Draft)**

H18 – Alterations and Extensions  
HBA6 – New Development within Conservation Areas  
HBA7 – Demolition of unlisted buildings within

**3. Planning History**

- 3.1 None relevant.

**4. Consultation Summary**Statutory Consultations

- 4.1 None required.

Internal Consultation Advice

- 4.2 Head of Engineering and Transport: No objection subject to provision of parking.
- 4.3 Chief Conservation Officer: No objection.

**5. Representations**

- 5.1 Weobley Parish Council: 'Concern felt that extension would impinge on neighbouring property as there is very little room for it.'
- 5.2 Letter of objection has been received from Pamela Jenkins of 7 Chapel Orchard making the following points:
- a) the proposal will make her feel very closed in
  - b) that it will obscure light through the landing window, and to kitchen and sun room and conservatory
  - c) lack of parking space available
  - d) the site doesn't lend itself to such a large extra building and sets a precedent for the future
- 5.3 Letter of representation has been received from Pamela McGill of 9 Chapel Orchard. She agrees that the proposal will take light from No 7 and that any parking of cars on the lawned area will cause increased pollution to herself.
- 5.4 The full text of these letters can be inspected at Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

**6. Officers Appraisal**

- 6.1 The main considerations in determining the application would appear to be the impact of the proposal upon the neighbour at No. 7 Chapel Orchard and the impact upon the Conservation Area.
- 6.2 It is not considered that the proposed 2-storey extension, replacing the existing single storey study, would have such an impact on the neighbour's amenity that planning permission could reasonably be withheld. The only windows in the gable end, facing the neighbour, serve WC/shower rooms and a condition will require that they be obscure glazed. Furthermore, the main dwelling at No. 7 is separated by its own garage from the proposal. It is considered that this separation is sufficient to prevent unreasonable levels of overshadowing from the extension.
- 6.3 In terms of the impact of the proposal on the Conservation Area, it is acknowledged that this is not the most sensitive part of the Conservation Area. Furthermore, the replacement of the single storey flat-roofed element of the dwelling with a 2-storey extension is considered to be an improvement in the visual amenity of the area.
- 6.4 In terms of the parking there is opportunity to provide existing parking spaces off road adjacent to the existing driveway.

6.5 In terms of precedent for future development, it is noted that Nos. 6 and 7, existing detached dwellings in Chapel Orchard, are already very close to one another. Further similar extensions to the detached dwellings would in terms of character be akin to the semi-detached dwellings existing in Chapel Orchard.

**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 - B01 (Samples of external materials )**

**Reason: To ensure that the materials harmonise with the surroundings.**

**3 - E19 (Obscure glazing to windows ) (delete 'windows marked X', insert 'windows in the north elevation')**

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

**4 - H10 (Parking - single house ) (3 cars)**

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.