

**12 DCNE2003/2794/F - PROPOSED TWO STOREY
EXTENSION AT 2 PRINCE RUPERT ROAD, LEDBURY,
HEREFORDSHIRE, HR8 2FA****For: Mr & Mrs Darcy per Mr S Smith, The Laurels,
Church Lane, Wellington Heath, Ledbury HR8 1NG****Date Received:**
15th September 2003**Expiry Date:**
10th November 2003**Ward:**
Ledbury**Grid Ref:**
70258, 38187

Local Members: Councillors P Harling, B Ashton and D Rule MBE

1. Site Description and Proposal

- 1.1 The site is a corner plot bordered to the south by Prince Rupert Road and east by New Mills Way within Ledbury. Currently occupying the site is a detached brick 4 bedroom dwelling with detached double garage set back in the north eastern corner of the garden. The site is largely enclosed to the north, west and south by existing residential properties and to the east is a landscaped buffer zone running alongside New Mills Way.
- 1.2 The applicants propose the construction of a two storey pitched roof extension off the rear (north) elevation of the property. The extension measures 6m in length by 4m in width and is to provide a breakfast room at ground floor and additional bedroom at first floor.

2. Policies**Malvern Hills District Local Plan**
Housing Policy 16 Extensions**Herefordshire Unitary Development Plan (Deposit Draft)**
Policy H18 Alterations and Extensions**3. Planning History**

- 3.1 No history.

4. Consultation SummaryStatutory Consultations

- 4.1 None required

Internal Council Advice

- 4.2 Head of Engineering and Transportation - no objection.

5. Representations

5.1 Ledbury Town Council - Recommend approval.

5.2 Three letters of objection have been received from :

- RJ Potts, 4 Prince Rupert Road, Ledbury
- J Wilkinson, 24 Lady Somerset Drive, Ledbury
- Mr PD Hibberd, 6 Prince Rupert Road, Ledbury

5.3 The main points raised are :

1. The proposal will extend nearer our joint boundary given they occupiers a much greater view for our property and garden.
2. The proposal would spoil the outlook from our property.
3. The proposed bedroom window in the west elevation would directly overlook No.'s 4 and 6 Prince Rupert Road and their private gardens.
4. We are concerned that if planning permission is approved damage will be caused to the shared access road and parking area immediately west of the site for the proposed extension.

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

6. Officers Appraisal

6.1 The applicants wish to construct a two-storey extension on the rear of the property to provide a breakfast room at ground floor and 5th bedroom at first floor. The proposed extension in terms of its scale and form remains visually and architecturally subservient to the original dwelling. The recessing of the side wall by around 400 mm inside the wall of the existing dwelling also draws a clear distinction between the original and proposed extension and breaks up the mass of brick work when viewed from a westerly direction. The applicant proposes matching materials, which are brick under a pitched tiled roof and the general design compliments the existing dwelling. The dwelling with the addition of the extension would also remain commensurate with the size of the site in that it would not result in an over-development of the plot.

6.2 Neighbours have expressed concerns regarding the possible loss of privacy through overlooking. It is not considered there would be any greater loss of privacy for properties north of the site than is already the case. Whilst the extension will be some 4m nearer the boundary with the property to the north, there is already the opportunity to overlook these properties and their gardens from the existing windows. With respect to the new side window proposed to serve bedroom 4, this will directly overlook the rear gardens of No. 4 and 6 Prince Rupert Road to the west. In view of this a condition is recommended that this window be glazed with obscure glass and also be non-opening to ensure that privacy is retained for these properties. Other matters such as a loss of view or damage to the private drive are not planning matters for consideration under this application.

6.3 The proposal is acceptable in terms of its scale, design, appearance and impact upon neighbours and therefore meets the criteria set out in Housing Policy 16 of the Malvern Hills District Local Plan.

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 - A06 (Development in accordance with approved plans)

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3 - B02 (Matching external materials (extension))

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

4 - E17 (No windows in side elevation of extension) (West)

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

5 - E19 (Obscure glazing to windows) (window at first floor on the west elevation)

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.