

9 DCNC2003/2849/F - EXTENSION TO FORM SHOWER ROOM FOR DISABLED PERSON AND LINK PORCH AT 27 BRIDGE STREET, LEOMINSTER, HEREFORDSHIRE, HR6 8DU

DCNC2003/2850/L – AS ABOVE

**For: Cllr. J French per Mr R Pritchard The Mill
Kenchester Hereford HR4 7QJ**

**Date Received:
19th September 2003**

**Ward:
Leominster North**

**Grid Ref:
49515, 59392**

**Expiry Date:
14th November 2003**

Local Member: Councillors Brig P Jones CBE and Mrs J French

These applications for both planning permission and listed building consent are submitted by Councillor Mrs French.

1. Site Description and Proposal

- 1.1 The proposal is for the erection of a single storey extension to the rear of the Grade II listed building to provide a ground floor WC and shower facility. The extension measures 3m x 2.4m and is of a monopitch design, the highest point of which, close to the boundary wall on the south side of the property, measuring just under 4m. The extension is to be constructed using reclaimed brick painted white and a slate roof to match the existing dwelling. No. 27 Bridge Street is one of a number of Grade II listed buildings on side-by-side on the west side of Bridge Street. The rear boundary of the site lies adjacent to the River Kenwater.

2. Policies

2.1 Leominster District Local Plan (Herefordshire)

A18 – Listed Buildings and their settings
A56 – Alterations, extensions and improvements to dwellings

2.2 Herefordshire Unitary Development Plan (Deposit Draft)

HBA1 – Alterations and extensions to Listed Buildings
H18 – Alterations and Extensions

3. Planning History

92L336 - Replacement of front window at 27 Bridge Street. Listed Building Consent granted 20.7.92.

93L476 - Provision of new door at 27 Bridge Street. Listed Building Consent granted 16.09.93.

93L498 - Alteration to kitchen, fireplace, to restore to original state. Listed Building Consent granted 16.09.93.

NC01/3379/L - Installation of satellite dish. Listed Building Consent granted 8.2.02.

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency: No objection.
- 4.2 English Nature has no comment to make on this application.

Internal Council Advice

- 4.3 Head of Engineering and Transport: No objection.
- 4.4 Chief Conservation Officer considers that the monopitch roof which juts out at right angles to the rear of the building neither enhances the listed building nor the setting of the neighbouring properties. A less damaging and more traditional approach would be to provide a lean-to roof in the same plane as the other roofs of this house.

5. Representations

- 5.1 Leominster Town Council recommend approval.
- 5.2 No representations have been received in response to neighbour notification, site notice or newspaper advertisements.

6. Officers Appraisal

- 6.1 The proposal is for a modest single storey extension to the rear of the property in order to provide facilities for a disabled resident. The rear wall of the dwelling projects well beyond that of the two gables of the properties on either side of the application site. Furthermore, there is a larger extension of a similar style to that proposed two properties to the north. It is not considered that the proposed extension detracts from the setting of either of the adjacent listed buildings such that a reason for refusal could be sustained on that ground.
- 6.2 In order to achieve a lean-to extension, as suggested by the Chief Conservation Officer, a pitch of only 14° could be achieved if the first floor window above the kitchen door is to be avoided. This would be a considerably shallower pitch than the main house and would not be steep enough for the use of slates.
- 6.3 On balance, therefore, it is considered that the proposal complies with relevant policies and can be recommended for approval.

RECOMMENDATION

NC032849/F

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.

NC2003/2850/L

That Listed Building Consent be granted subject to the following conditions:

- 1 - C01 (Time limit for commencement (Listed Building Consent))

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 – B02 (Matching external materials (extension))

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.