

10 DCNW2009/0316/F - PROPOSED TWO STOREY EXTENSION AT 4 ORCHARD COTTAGES, MARLOW, LEINTWARDINE, CRAVEN ARMS, HEREFORDSHIRE, SY7 0JP.**For: Mr AP Gibbons per Inklines Ltd, Teme Mills, Station Road, Knighton, Powys, LD7 1DT.**

Date Received: 16 February 2009 Ward: Mortimer Grid Ref: 39771, 76481

Expiry Date: 13 April 2009

Local Member: Councillor LO Barnett

1. Site Description and Proposal

- 1.1 The property is one of a pair of semi cottages situated just off the B4385 road north of Leintwardine. It is accessed via a private drive which also serves another pair of semi-detached cottages.
- 1.2 The proposal is to erect a two-storey extension on the west elevation to provide two bedrooms in the roof space and a dining room and lounge. The accommodation will allow the applicants family to move in with them. The extended property would share the kitchen and utility space. The extension measures 6.5m x 7.5m with eaves height of 3.1m and ridge height 6.6m. It is set back behind the front wall of the existing dwelling.

2. Policies2.1 Herefordshire Unitary Development Plan

H18 – Alterations and extensions

3. Planning History

- 3.1 No history found

4. Consultation SummaryStatutory Consultations

- 4.1 None required

Internal Consultations

- 4.2 Transportation Manager:

"Ample space for parking. No highway implications."

5. Representations

5.1 Leintwardine PC:

“The applicant wishes to build a house but has called it an 'extension'. The proposal overwhelms the site.”

5.2 No letters of representation have been received in response to publicity procedure.

5.3 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 In response to the parish council concerns, whilst the proposal does allow the applicants family to move in with them, it is not of itself a new dwelling. The extended property would have four bedrooms, with dining and living accommodation separate for each, but with a shared kitchen. The garden of the property is extensive and it is not considered that the extension is over-development of the site.

6.2 Policy H18 requires the existing dwelling to remain the dominant feature, to be in keeping with the character and not to be cramped. In all respects the proposal is considered to comply with that policy. The application is recommended for approval accordingly.

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. C02 (Matching external materials (extension))

Reason: To ensure the external materials harmonise with the existing building so as to ensure that the development complies with the requirements of Policy H18 of Herefordshire Unitary Development Plan

3. F13 (Restriction on separate sale)

Reason: It would be contrary to the policy of the local planning authority to grant permission for a separate dwelling in this location having regard to Policy H7 of Herefordshire Unitary Development Plan

Informatives:

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

2. N19 - Avoidance of doubt - Approved Plans

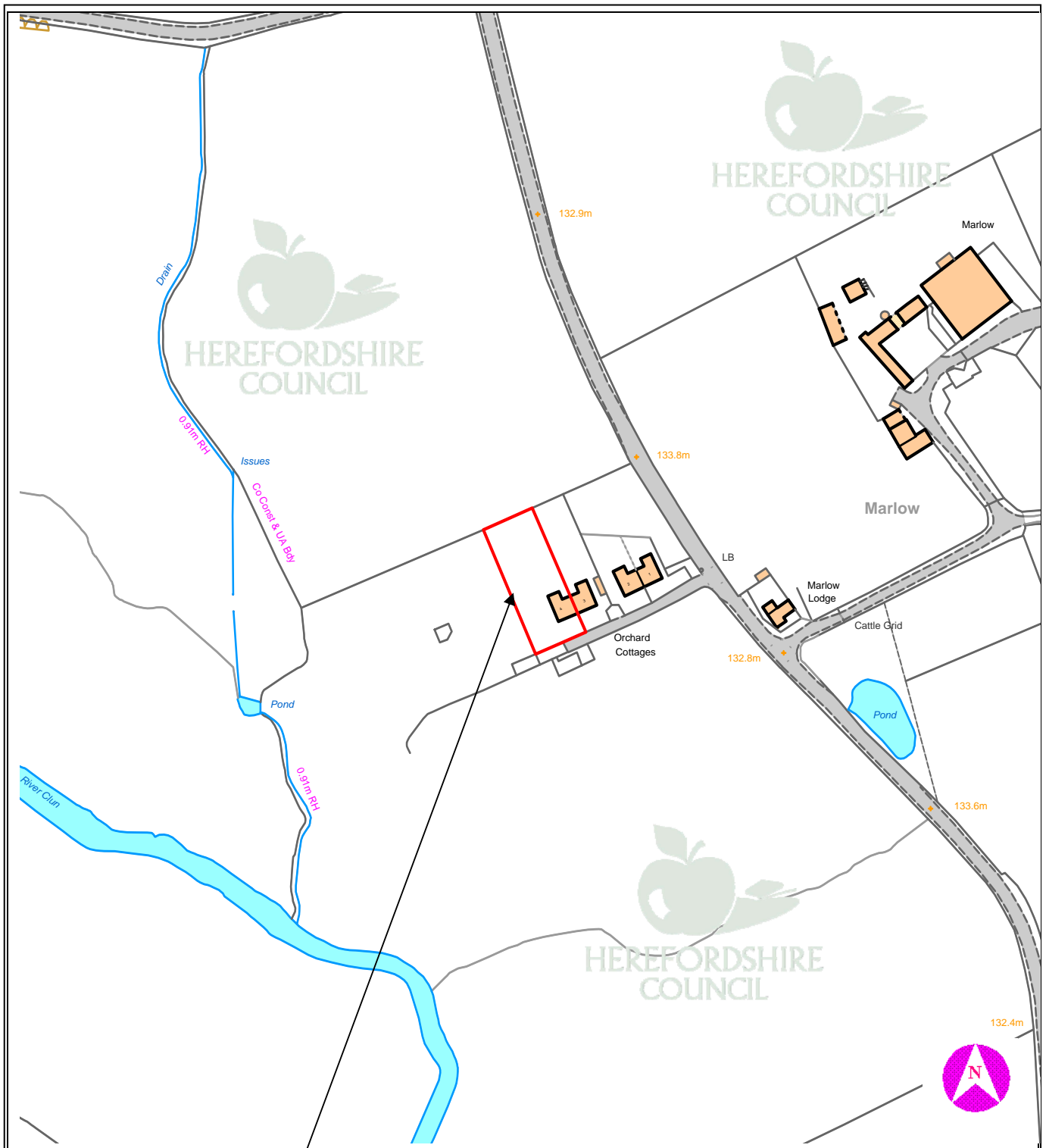
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW2009/0316/F

SCALE : 1 : 2500

SITE ADDRESS : 4 Orchard Cottages, Marlow, Leintwardine, Craven Arms, Herefordshire,

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