

6 DCNW2009/0815/F - PROPOSED CONSERVATORY AT 2 MORTIMER DRIVE, ORLETON, LUDLOW, HEREFORDSHIRE, SY8 4JW.**For: Mrs D Crew at the above address.****Date Received: 9 April 2009****Ward: Bircher****Grid Ref: 49253, 67314****Expiry Date: 4 June 2009**

Local Member: Councillor WLS Bowen

1. Site Description and Proposal

- 1.1 A link-detached single-storey dwelling of mainly brick external construction under a tiled roof. The dwelling forms one of several similar properties within its immediate vicinity.
- 1.2 The application proposes a single-storey site extension in the form of a conservatory and porch onto the eastern side elevation of the property, with an internal floor space of approximately 25.3 metres measured externally. The existing dwelling has an internal floor space of approximately 82.5 metres (also measured externally and excluding the garage).

2. PoliciesHerefordshire Unitary Development Plan

- 2.1 S1 - Sustainable development
- S2 - Development requirements
- DR1 - Design
- DR2 - Land use and activity
- DR3 - Movement
- DR4 - Environment
- H18 - Alterations and extensions
- HBA6 - New developments within Conservation Areas
- LA2 - Landscape character and areas least resilient to change

3. Planning History

- 3.1 NW2009/0051/F - Proposed conservatory refused 25 February 2009.

4. Consultation SummaryStatutory Consultations

- 4.1 None required.

Internal Council Advice

- 4.2 The Conservation Manager raises no objections, stating approval of this application would not harm acknowledged conservation interests.

5. Representations

- 5.1 One letter of objection has been received from Mr & Mrs J Taylor, 5 Mortimer Drive, Orleton. The letter states objections to the proposed development in consideration of the footprint of the proposed development being too large and will look visually unacceptable in consideration of surrounding properties.
- 5.2 Orleton Parish Council have responded to the application stating:
- "The Parish Council feels it is still too large and should be reduced by at least 40%. It should be confined to one room and moved further away from the front of the property so the visual impact is improved."
- 5.3 The full text of this letter 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 key issue is:
- The scale and design of the proposed extension.
- 6.2 The application proposed a side extension to a single-storey dwelling to be used as a conservatory and porch area onto a side entrance to the property, which is reasonably well screened from the adjoining dwelling by the existing boundary hedge.
- 6.3 The proposed development is subservient to the existing dwelling on site, and of a scale and design that is also considered acceptable to the existing dwelling, as well as the surrounding built environment.
- 6.4 The previous application refused planning permission was for development approximately 5 square metres larger in internal floor space (measured externally).
- 6.5 The proposed development subject to this application would be classed as permitted development if it was not located within a Conservation Area.
- 6.6 In consideration of the surrounding built environment and the dwelling subject to this application, the proposal is considered acceptable with no adverse impact on amenity and privacy of surrounding dwellings, and it is noted that the Council's Conservation Manager raises no objections in consideration of impact on the surrounding Conservation Area and therefore complies with Policy HBA6.

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 DR1 of Herefordshire Unitary Development Plan.

3. G09 (Details of Boundary treatments)

Reason: In the interests of visual amenity, to ensure the development has an acceptable standard of privacy and to conform to Policy DR1 of Herefordshire Unitary Development Plan.

Informatives:

- 1. N15 - Reason(s) for the Grant of Planning Permission**
- 2. N19 - Avoidance of doubt**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW2009/0815/F

SCALE : 1 : 1250

SITE ADDRESS : 2 Mortimer Drive, Orleton, Ludlow, Herefordshire, SY8 4JW

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