

**8 DCNC2003/2914/F - PROPOSED EXTENSION AT 18
BROCKINGTON ROAD, BODENHAM,
HEREFORDSHIRE, HR1 3LR**

**For: Mr & Mrs M. Walton per Mr N La Barre 38 South
Street Leominster Herefordshire HR6 8JG**

Date Received:
25th September 2003

Ward:
Hampton Court

Grid Ref:
54260, 51099

Expiry Date:
20th November 2003

Local Member: Councillor K Grumbley

1. Site Description and Proposal

- 1.1 The property is a detached bungalow which stands at the end of Brockington Road, a small cul de sac.
- 1.2 The proposal is to erect an extension on the eastern end of the property. The addition will incorporate an enlarged garage, with a new bedroom and ensuite bathroom to the rear. The extension will stand within 1.5 metres of the boundary at its closest point and approximately 8 metres from the nearest property.
- 1.3 The main bedroom window faces down the garden with a secondary bedroom and bathroom window facing the side boundary. There is a side window to the garage which faces the side boundary and neighbours garage.

2. Policies

Leominster District Local Plan (Herefordshire)

A24 – Scale and Character of Development

A56 – Alterations, Extensions and Improvements to Dwellings

3. Planning History

No recent planning history.

4. Consultation Summary

Internal Council Advice

- 4.2 Head of Engineering and Transport: No objection.

5. Representations

- 4.1 Parish Council: Considers that the proposal complies with relevant Local Plan policies and thus raises no objection.

- 5.1 A letter of representation has been received from Mr J Holden, 20 Brockington Road, Bodenham. The main concerns raised are:
- Reduction in natural light
 - Impact on dining room window
 - Loss of privacy due to location of side bedroom and bathroom window
 - The letter concludes by recommending an amendment to the design of the roof of the extension to minimise the loss of natural light.
- 5.2 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 extension has been designed to remove an existing poor quality flat roof over the garage and replace with a pitched roof in keeping with the existing property. A further projection has been detailed to incorporate the en-suite bathroom and this has a separate projecting roof structure.
- 6.2 The neighbour most directly affected, No. 20 Brockington Road, has a garage adjacent to the boundary. This will reduce the impact of the proposed development.
- 6.3 The suggested alterations to the roof, made by the occupier of No 20 are not considered to be the best design solution for the site. The recommended changes would increase the visual impact of the extension and as such are not supported. With regard to the side bedroom window, it is recommended that this is omitted from the scheme and that the bathroom window should be obscure glazed.
- 6.4 Subject to these revisions it is not considered that the extension will have a materially adverse impact on the amenities of neighbours or the character of the area and as such can be supported.

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 - A09 (Amended plans) (3 December 2003)**

Reason: To ensure the development is carried out in accordance with the amended plans.

- 3 - B02 (Matching external materials (extension))**

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

- 4 - E18 (No new windows in specified elevation) (side elevation)**

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

- 5. Prior to the extension hereby approved first being brought into use the en-suite bathroom window shall be glazed with obscure glass only and thereafter retained as such.

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

Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.