

25 DCNW2003/3343/F - TWO STOREY EXTENSION AND CONSERVATORY TO DWELLING AND DETACHED GARAGE AT WESTON VILLA, GORSTY, PEMBRIDGE, LEOMINSTER, HEREFORDSHIRE, HR6 9JF

For: Mr D. Cotterall per Mr S Mitchell, 102 Bath Road, Cheltenham, GL53 7JX

Date Received:
6th November 2003

Ward:
Pembridge &
Lyonshall with Titley

Grid Ref:
37117, 55834

Expiry Date:
1st January 2004

Local Member: Councillor R. Phillips

1. Site Description and Proposal

- 1.1 Weston Villa lies adjacent to the junction of the C1081 and C1082 roads to the south west of Pembridge. The area is characterised by a scattering of detached properties.
- 1.2 The proposal is for the erection of a two-storey extension to the rear of the property, which is currently undergoing renovation and conservation, and the provision of a new vehicular access onto the C1082 road to serve a new double garage. The position of the garage and access has been amended since the application was submitted.
- 1.3 The two storey rear extension is in the form of a twin gable replacing a two storey lean to element which previously existed. The additional accommodation will provide a kitchen and lobby at ground floor, a further bedroom at first floor level together with an en-suite facility for one of the existing bedrooms and a family bathroom. It is proposed to erect the conservatory on the south west side of the cottage.

2. Policies

Leominster District Local Plan (Herefordshire)

A54 – Protection of Residential Amenity

A56 – Alterations, Extensions and Improvements to Dwellings

Herefordshire Unitary Development Plan (Deposit Draft)

Policy H18 – Alterations and Extensions

3. Planning History

None.

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Head of Engineering and Transportation has no objection subject to conditions.

5. Representations

5.1 Pembridge Parish Council questions whether there are is control over premature removal of several trees from the site. However, there is no objection to the application.

5.2 A letter of objection has been received from Mr. C. Morgan of Gorsty Cottage. The objections are summarised as follows:

- a) The cutting back of the high hedge has already compromised privacy.
- b) The erection of the new extension includes windows on the elevation overlooking his property.

A letter of objection has also been received from Mr. and Mrs. Price of Yew Tree Cottage objections relating to scale and location of garage together with new drive and access (the garage and access position have subsequently been amended). Also concern about provision of conservatory and two storey extension causing overlooking of the rear of property and garden.

A block plan submitted shows position of building demolished many years ago and not the position of Yew tree Cottages itself.

5.3 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 As referred to above, the proposed access position and garage has been amended leaving the garage significantly closer to the existing cottage and the new access and drive further away from Yew Tree Cottage and closer to the junction with the C1081. It is not considered that the position or scale of the garage are such that amenity of occupiers of Yew Tree Cottage are unreasonably compromised. The provision of the new access is acceptable in highway safety terms and the existence of the highway verge means that only a small section of hedge will have to be removed to provide visibility. Consequently, it is not considered that there are sufficient grounds to object to the new access in visual amenity terms. The new access will allow the existing one on the C1081, close to the front of the house, to be closed.

6.2 The clearance of some of the vegetation on site has opened up the rear of the property such that the new two storey extension is more prominent than the previous lean to two storey extension. Furthermore windows are proposed at first floor level where none previously existed. However, the distance and relative positions of the proposal and of Gorsty Cottage are such that it is not considered that there will be unreasonable

loss of privacy or amenity to occupiers of that property. Similarly it is not considered that there will unreasonable loss of privacy and amenity to occupiers of Yew Tree Cottage through either the two storey extension or the conservatory.

- 6.3 The design of the extension is such that the extension remains subservient to the main house and that the scale and design are appropriate to that particular property. Consequently it is considered that the proposal accords with local plan policy. On completion of the renovation/extension it is considered that the mobile home currently positioned adjacent to the junction should be removed.

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 - A07 (Development in accordance with approved plans)**

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

- 3 - B01 (Samples of external materials)**

Reason: To ensure that the materials harmonise with the surroundings.

- 4 - E08 (Domestic use only of garage)**

Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling.

- 5 - H08 (Access closure)**

Reason: To ensure the safe and free flow of traffic using the adjoining County highway.

- 6 - H13 (Access, turning area and parking)**

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

- 7 - G09 (Retention of trees/hedgerows)**

Reason: To safeguard the amenity of the area.

- 8 - Within three months of the occupation of the dwelling the existing mobile home shall be removed from the site.**

Reason: It would be contrary to adopted policy to permit a separate mobile home in this location, and in the interests of preserving the visual amenity of this rural location.

Note to applicant:

- 1. N15 (Leominster District Local Plan, Policies A54 and A56)**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.