

20 DCNW2004/0885/F - TWO STOREY EXTENSION AT FOREST LODGE, DARK LANE, LEINTWARDINE, CRAVEN ARMS, HEREFORDSHIRE, SY7 0LJ**For: Mr & Mrs K Ellis per Mr D R Davies 23 Charlton Rise Ludlow Shropshire SY8 1ND****Date Received:**
11th March 2004**Ward:**
Mortimer**Grid Ref:**
40498, 74461**Expiry Date:**
6th May 2004

Local Member: Councillor Mrs O Barnett

1. Site Description and Proposal

- 1.1 This application seeks consent for the erection of a two storey extension at Forest Lodge, Leintwardine. Forest Lodge is a relatively large detached dwelling with the appearance of a single storey property. First floor accommodation is provided within the roof space with modest dormer openings providing natural light. The site is located within Leintwardine, though outside of the Conservation Area. The character of the area is residential. A detached garage is found to the north west of the main dwelling house.
- 1.2 Planning permission is sought for a two storey extension to the side of the main dwelling house. The proposal involves the continuation of the properties gable by approximately 3.5. The design includes a balcony at first floor level in the south facing elevation. The materials are intended to match the existing.

2. Policies**2.1 National Policies**

Planning Policy Guidance Note 1 - General Policy and Principles

2.2 Leominster District Local Plan

A1 – Managing the District's Assets and Resources
A2(C) – Settlement Hierarchy
A24 – Scale and Character of Development
A56 – Alterations, Extensions and Improvements to Dwellings

2.3 Herefordshire Unitary Development Plan (Deposit Draft)

S1 – Sustainable Development
S2 – Development Requirements
H4 – Main Villages: Settlement Boundaries
H18 – Alterations and Extensions

3. Planning History

- 3.1 DCNW2004/0886/F - Erection of replacement detached double garage
Current

4. Consultation Summary

Statutory Consultations

- 4.1 None required.

Internal Council Advice

- 4.2 Head of Engineering and Transportation – Raised no observations in respect of this application

5. Representations

- 5.1 Neighbours - A single neighbour letter of representation has been received from the following source:

- Mr and Mrs J. Adams, 28 The Griffins, Leintwardine
The letter states no objection to the actual extension of the property, however, objection is raised to an element of the proposal and this can be summarised as follows:
- The proposed balcony will look into habitable rooms within 28 The Griffins and this represents a privacy issue,
- The existing hedging could be removed at a future date

- 5.3 Leintwardine Parish Council raised the following objection:

'The main problem, and complaints have already been received, is the question of the first floor balcony overlooking adjacent properties; although the existing first floor windows already do this. The layout itself seems fussy with the extension not completing the plot in the SW corner. We wonder if the best solution has yet to be suggested.'

- 5.4 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 The key areas for consideration are as follows:

1. Principle of development
2. Design and scale
3. Residential and visual amenity

Principle

Adopted Leominster District Local Plan policies A1, A2, A24, and A56, together with emerging Herefordshire Unitary Development Plan policies S2, DR1, and H18, allow for residential extensions subject to their acceptability in relation to issues of design, scale, residential and visual amenity, and transportation.

Design and Scale

The proposed extension to this property represents a continuation in the design concept of the existing built form and is considered appropriate and effective. The materials are intended to match the existing dwelling and will allow for the effective integration of the addition. It is considered that the character of the existing built form is maintained. The size of the addition is appropriate in the context of both the dwelling itself, and the application site. The design and scale are therefore considered acceptable.

Residential and Visual Amenity

The principal issue of concern relating to this application is the balcony element of the proposal. The balcony is proposed at first floor level in the south facing elevation. This allows for direct overlooking of the properties to the south, and, to a lesser extent, the properties to the west.

Turning first to the west, the design of the balcony is such that the view to the west will be restricted. Notwithstanding this, the closest property to the west is some 50 metres away, and the garden boundary in the region of 18 metres away. This is considered within acceptable limits and is considered acceptable.

The first property to the south is Sunny Bank and is located forward of Forest Lodge. The orientation, angle, and distance from the balcony element (approximately 40 metres) is considered sufficient to preserve the privacy within the dwelling. The privacy of the rear garden area is, however, an issue for consideration.

There is currently a substantial evergreen hedge on the boundary and with this in situ the impact upon the garden area is greatly reduced. This hedge is outside of the applicant's control, being on the Sunny Bank site. The occupiers of Sunny Bank have been contacted regarding this situation and they have raised no objection to the proposal. It is clearly in the interest of the occupants of Sunny Bank to retain this screen to ensure the level of privacy currently afforded to their rear garden.

Turning to the properties further south, and the source of the neighbour objection to this scheme, the next closest property from the balcony is some 32 metres to the south. This distance is within acceptable limits and it is considered that the distance is such that there will be no loss of privacy on The Griftins to justify the refusal of this application.

The impact upon residential amenity is therefore considered acceptable.

The design is considered acceptable and as such it is not considered that the character and appearance of the site will be adversely affected beyond the existing situation. The impact of the resultant dwelling upon the landscape is not considered harmful. The impact upon visual amenity is therefore considered acceptable.

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 - B01 (Samples of external materials)

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

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

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

Informatives:

- 1 - N03 - Adjoining property rights
- 2 - N15 - Reason(s) for the Grant of PP/LBC/CAC

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.