

**DCNC2004/1246/F - REPLACEMENT CONSERVATORY,
LOFT CONVERSION AND VARIOUS INTERNAL
ALTERATIONS AT ST. THOMAS, STOCKENHILL
ROAD, LEOMINSTER, HEREFORDSHIRE, HR6 8PP**

For: Mrs S H Hackley & Mr M Pullen

Date Received:

6th April 2004

Expiry Date:

1st June 2004

Local Member: Councillors R Burke and J P Thomas

Ward:

Leominster South

Grid Ref:

48891, 58516

1. Site Description and Proposal

- 1.1 The property is a semi-detached bungalow which stands on the north side of Stockenhill Road.
- 1.2 The proposal is to replace an existing conservatory to the rear of the property with a 'wrap around' conservatory which will run from the rear of the garage around to the rear of the house.
- 1.3 The conservatory will project out 2.74m from the side and rear building line. It will extend for approximately 10.3m along the side of the property and 7.4m along the rear.

2. Policies

2.1 Leominster District Local Plan (Herefordshire)

A24 – Scale and Character of Development

A56 – Alterations, Extensions and Improvements to Dwellings

3. Planning History

- 3.1 No recent planning history.

4. Consultation Summary

Statutory Consultations

- 4.1 Town Council: Recommends refusal, as it is felt that this would constitute overdevelopment of the property and site, and would be out of proportion and character with its surroundings and nearby properties.

Internal Council Advice

- 4.2 Head of Engineering and Transport: No objection.

5. Representations

5.1 None received.

6. Officers Appraisal

6.1 The proposed conservatory, whilst extending along the side and rear of the property, only projects 2.7 metres from the building line. It will be screened to the neighbouring property by an existing boundary fence and it is proposed to erect a cavity wall, to meet building regulations, which will provide a further screen.

6.2 It is also proposed that a cavity wall be erected adjoining the boundary with the semi-detached neighbour, which will prevent any overlooking, or loss of amenity.

6.3 It is not therefore considered that the proposed conservatory will have an adverse impact upon the character of the area or amenities of occupiers of adjoining properties and as such the proposal is in accordance with adopted policy.

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 - None of the development hereby approved shall be commenced until details of the 'fire wall' have been submitted to and approved in writing by the local planning authority. The works shall thereafter be carried out in accordance with the approved details prior to the accommodation first eing brought into use unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the satisfactory appearance of the development.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.