

**DCNC2004/1137/F - SINGLE STOREY FRONT
EXTENSION TO FORM ATTACHED GARAGE. TWO
STOREY SIDE EXTENSION AT SUNNYMEAD, LITTLE
HEREFORD, HEREFORDSHIRE, SY8 4LJ**

**For: Mr & Mrs K J Fewtrell per Mr R H Millinchip
Winds Point 25 High Clere Bewdley Worcs DY12**

Date Received:
29th March 2004

Ward:
Upton

Grid Ref:
54712, 68467

Expiry Date:
24th May 2004

Local Member: Councillor J Stone

1. Site Description and Proposal

- 1.1 Sunnymead, an unprepossessing bungalow, is located on the west side and at the southern end of a ribbon of development that fronts on to the C1053. The site is located in open countryside.
- 1.2 This application proposes an extension to the west side of the bungalow to provide lounge, dining room and entrance hall with bedroom and en-suite bathroom in the roof space. A single garage extension is proposed to the roadside elevation. The extensions are proposed to be constructed in matching materials.

2. Policies

2.1 PPG1: General Policy and Principles

2.2 Leominster District Local Plan (Herefordshire)

A2 – Settlement Hierarchy

A24 – Scale and Character of Development

A54 – Protection of Residential Amenity

A56 – Alterations, Extensions and Improvements to Dwellings

2.3 Hereford and Worcester County Structure Plan

A9 – Development Criteria

H20 – Housing in the Open Countryside

2.4 Herefordshire Unitary Development Plan (Deposit Draft)

H18 - Extensions

3. Planning History

93/0326 - Vehicular access. Approved 19.7.93.

4. Consultation Summary

Statutory Consultations

4.1 None required

Internal Council Advice

4.2 Head of Engineering and Transport: No objection.

5. Representations

5.1 Little Hereford Parish Council: 'We object to this application. We feel that both extensions together would increase the size of the property to such an extent that it would be out of character, and as such contrary to the Local Plan.'

5.2 Letter from Mr and Mrs J White, Swallowfield, Little Hereford:

The main points raised:

- a) potential light loss
- b) two-storey extension will not fit with the character of this bungalow

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 Policy A56 deals specifically with alterations, extensions and improvements to dwellings, setting out criteria for consideration; scale and impact on the character of the original building, effect on neighbours and the area as a whole.

6.2 Although described as a two-storey extension, the proposal is for a single storey addition providing lounge and dining room on the ground floor with a bedroom and en-suite bathroom in the roof space. The extension will be on the west side of the bungalow so as to create an L-shaped dwelling. The extension will be no higher than the existing bungalow.

6.3 Turning to the garage extension and its effect on the neighbour is concerned; the garage extension will be some 13m from the windows of Swallowfield. Although the garage extension will be on the south side of Swallowfield it is considered its position will not cause loss of sunlight to habitable rooms or shadowing of the neighbours garden so as to give rise to loss of residential amenity.

6.4 In terms of its scale and impact on the original character of the building is concerned, it is considered that there are insufficient grounds for refusal.

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 - B02 (Matching external materials (extension))

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

Informative:

1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.