

**12 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. L.O. Barnett

**Introduction**

This application was originally put before the Northern Area Planning Sub-Committee on the 19th May, 2004. At this meeting it was resolved:

'That Planning permission be granted subject to the following conditions, and subject to further negotiations with Officers, the Chairman, and the local member, to address design issues.'

Discussions have been undertaken with the applicant but the design issues associated with the south west corner of the development, as raised by the Parish Council, is not an aspect of the development that the applicant was prepared to revise. The application is therefore returned to the Northern Area Planning Committee Sub-Committee unchanged, with the following report as per that submitted on the 19th May 2004.

**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 Griftins, 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 Griftins 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 Grifpins 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.