

21 DCNE2004/2166/F - CONVERT GROUND FLOOR STORE INTO STUDY WITH FIRST FLOOR EXTENSIONS AT 5 BROOKE ROAD, LEDBURY, HEREFORDSHIRE, HR8 2UP**For: Mr. & Mrs. R. Collins per Mrs. Clayton, Penelope Clayton Architectural Drawing, 2 Sunshine Close, Ledbury, Herefordshire, HR8 2DZ****Date Received:
15th June, 2004****Ward:
Ledbury****Grid Ref:
70343, 38397****Expiry Date:
10th August, 2004**

Local Members: Councillors P.E. Harling, B.F. Ashton & D.W. Rule MBE

1. Site Description and Proposal

- 1.1 The application is for extensions and alterations to the existing end of terrace dwelling, No. 5 Brooke Road. The site is accessed via a private driveway taken from Brooke Road, leading to the parking and turning area and small open planned front gardens associated with the three dwellings that form the terrace.
- 1.2 The extensions proposed involve the erection of a first floor extension over the former integral garage and store to create an additional bedroom, and a first floor extension over the front porch to allow for an enlargement of the bathroom.
- 1.3 The proposed side extension would project 2.65m from the south-western elevation, be constructed of materials to match the existing and maintain the existing ridge height and roof slopes.
- 1.4 The proposed first floor extension over the existing porch replicates an alteration made to a number of other dwellings in the locality.

2. Policies**Malvern Hills District Local Plan**

Policy H16 - Extensions

Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy DR1 - Design

Policy H18 - Alterations and Extensions

3. Planning History

None relevant to the application.

4. Consultation Summary

Statutory Consultations

4.1 No statutory consultations were undertaken.

Internal Council Advice

4.2 The Head of Engineering and Transportation does not wish to restrict the grant of permission.

5. Representations

5.1 Ledbury Town Council recommend approval.

5.2 One letter of objection has been received from Mr. & Mrs. C Schofield of 3 Abercrombie Close, Ledbury, Herefordshire, HR8 2UR.

The points raised can be summarised as follows:

- a) The first floor extension window will directly overlook No.3 Abercrombie Close;
- b) An extension would constitute overdevelopment of the site and eradicate the space between buildings when viewed from the rear of No.3;
- c) There will be insufficient parking spaces for the dwelling as extended;

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 The key issues in determining this application are the principle of the proposed extension in relation to the existing dwelling and the impact upon the amenities of the neighbouring properties.

6.2 Policy H16 of the Malvern Hills District Local Plan allows for extensions to dwellings provided that they are of a scale and mass, which ensures that the character of the original building is retained. Furthermore, extensions should be of a high standard of design, with size, siting and external materials complementing the character and appearance of both the original building and its surrounds.

6.3 The extensions proposed are at first floor level and consequently there is no addition to the footprint of the existing dwelling. The alterations to the front elevation include a revision to the roof design of the existing store. It is proposed that the incongruous hipped roof be replaced with a lean-to style roof better relating to the dwelling and the architectural character of the wider area. It is the officer's opinion that this will constitute an improvement visually.

6.4 In terms of scale and design the proposals are considered acceptable. Materials proposed will match those used in the existing dwelling, whereas the brick quoin detailing to the porch will be replicated at first floor level.

- 6.5 The letter of objection makes reference to the potential for direct overlooking resulting from the introduction of a further window to the rear elevation at first floor level. However, the approximate distance of 20 metres between window units is considered acceptable. There already exist two windows at first floor level in the rear elevation, and the introduction of a third is not considered to constitute a substantive reason for refusal.
- 6.6 In view of the material considerations raised above it is considered that the scheme accords with the relevant Local Plan policy and that approval be granted subject to conditions.

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 - A06 (Development in accordance with approved plans)**

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

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

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

- 4 - E17 (No windows in side elevation of extension)(south west)**

Reason: In order to protect the residential amenity of adjacent properties.

Informative:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.