

9 DCNC2004/2461/F - SINGLE STOREY REAR EXTENSION AT KILLIGARTH, BODENHAM, HEREFORD, HEREFORDSHIRE, HR1 3LB

**For: Mrs. S.E. Wintle, Broadheath Consulting Ltd,
Broadheath, Moreton on Lugg, Hereford, HR4 8DQ**

Date Received: 5th July 2004 Ward: Hampton Court Grid Ref: 54359, 51459

Expiry Date: 30th August 2004

Local Member: Councillor K.G. Grumbley

1. Site Description and Proposal

- 1.1 Killigarth is situated on the east side of the A417 amongst a small residential enclave at Bodenham. The property is a dormer style bungalow which has been previously extended. The proposal is for a further small single storey flat roofed extension to the rear, measuring 3 m x 5 m. This is proposed to provide kitchen/diner accommodation to what has become a granny annexe. It would appear that the granny annexe was created in October 2003 by way of alteration to part of the previously approved extension granted permission in July 2000.

2. Policies

Leominster District Local Plan

Policy A54 – Protection of Residential Amenity

Policy A56 – Alterations, Extensions and Improvements to Dwellings

Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy H18 – Alterations and Extensions

3. Planning History

NC2000/1349/F – Replace existing conservatory with brick and glass conservatory, make integral garage into study and bathroom. Approved 20th July 2000.

4. Consultation Summary

Statutory Consultations

- 4.1 None required.

Internal Council Advice

- 4.2 Head of Engineering and Transportation has no objection.

5. Representations

- 5.1 Bodenham Parish Council has no objection.

- 5.2 Objections have been received from Mr & Mrs P Williams of 2 Caldervale Close, Bodenham who consider that the single storey extension 3ft to 4ft from the rear boundary and the 35ft from the front door will mean overlooking of the lounge and kitchen and could restrict light. There is also a concern about delivery of building materials and work.
- 5.3 A letter of objection has also been received from Mrs Heap, Coverdale, Woodhouse Lane, Bodenham making the following points:-
- a) The extension will be extremely detrimental and result in even more overlooking.
 - b) Disturbance from building works.
 - c) Proposed site window and rear doors will cause loss of privacy and enjoyment of property.
- 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 This a further modest extension to the previously extended property which will not unduly detract from the character nor dominate the existing property. It is not considered that there is cause to refuse the application on the grounds of overlooking and loss of privacy from ground floor windows.
- 6.2 It is considered therefore that the proposal complies with the relevant Local Plan and UDP Policy and supported accordingly.

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 B03 (Matching external materials (general))

Reason: To ensure the satisfactory appearance of the development.

3 The granny annexe to which the approved extension is attached shall not be occupied at any time other than for for purposes ancillary to the residential use of the dwelling known as Killigarth.

Reason: It would be contrary to the policy of the local planning authority to grant planning permission for a separate dwelling in this location.

Informative(s):

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.