

10 DCNE2004/2753/F - REMOVAL OF EXISTING GARAGE, CONSTRUCTION OF SIDE EXTENSION AND CONVERSION OF LOFT SPACE AT 51 OAKLAND DRIVE, LEDBURY, HEREFORDSHIRE, HR8 2EX

For: Mr. & Mrs. M.J. Chappell, Gibson Associates, Bank House, Bank Crescent, Ledbury, Herefordshire, HR8 1AA

Date Received: 26th July 2004

Ward: Ledbury

Grid Ref: 70812, 37082

Expiry Date: 20th September 2004

Local Members: Councillors B.F. Ashton, D.W. Rule M.B.E. and P.E. Harling

1. Introduction

- 1.1 The application site is located within the residential cul-de-sac Orchard Drive, Ledbury, the immediate area characterised by the presence of semi-detached bungalows. The application seeks permission for the demolition of the existing semi-detached garage and erection of a side extension to the existing bungalow to create integral garage and bedroom.
- 1.2 It is also proposed to construct a flat roof dormer window to the rear elevation to enable the conversion of the roof space to form two further bedrooms and a bathroom.
- 1.3 The proposed side extension would project 4.1m from the front elevation of the dwelling and is "stepped in" to reflect the line of the site boundary. The building line is set back from that of the original dwelling and the ridge line set down.
- 1.4 The proposal under consideration is an amendment to that originally proposed. Negotiations have sought to address concern over any potential overlooking of neighbouring amenity space by reducing the width of the dormer window and substituting one of the bedroom windows proposed for a roof light.

2. Policies

Malvern Hills District Local Plan

Housing Policy 16 – Extensions

Herefordshire Unitary Development Plan (Revised Deposit Draft)

Housing Policy 18 – Alterations and Extensions

3. Planning History

- 3.1 None relevant to the determination of this application.

4. Consultation Summary

Statutory Consultations

4.1 No statutory Consultations were necessary.

Internal Council Advice

4.2 Head of Engineering and Transportation: Initial recommendation was for refusal on the basis of insufficient information on parking. This objection has subsequently been withdrawn.

5. Representations

5.1 Parish Council: No objection

5.2 Letters of objection have been received from:

Mr. M.T. Eden, PO Box 29, Malvern, WR14 3XZ (owner of No.49 Orchard Drive) and Mrs. C. Penter, occupier of No.49 Orchard Drive, Ledbury, HR8 2EX.

Objections relating to the amended plans are summarised as follows:

1. The extension will fall outside the building line of the street.
2. Bedroom windows will overlook the garden to Nos.49 & 55 Oakland Drive, causing loss of privacy.
3. The removal of the garage would have implications for the remaining garage to No.49, which is single skin. Steps should be taken to ensure that it is left watertight and that nothing be affixed to it.
4. The addition of this kind roof extension would be very unsightly and set a precedent for similar development.

5.3 The full text of these letters can be inspected at Northern Area Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the sub-committee meeting.

6. Officers Appraisal

6.1 It is considered that the key issues in the determination of this application are:

- The acceptability of the proposed extensions having regard to the character and appearance of the dwelling and the surrounding area;
- An assessment of the impact upon the residential amenity of neighbouring residential properties.

6.2 In assessing proposals for extensions regard should be had to policy H16 of the adopted Malvern Hills District Local Plan. Amongst other criteria, this policy states that extensions should be "at a scale and mass which ensures that the architectural character of the original building is retained and continues to dominate" and "not result in undue loss of residential amenity to nearby properties."

- 6.3 The proposal would extend 4.1m from the side of the front elevation, although owing to the line of the site boundary this is reduced to 2.8m at the rear. The existing bungalow has a footprint of 66.9 square metres, which by virtue of the extension would be increased by approximately 33 square metres. Approximately half of this increase can be counter balanced by the removal of the existing single garage. In an attempt to lend the scheme a degree of subservience the ridge line over the extension has been kept lower than that of the original dwelling and the building line set back. In terms of scale and mass the proposal is considered acceptable in accordance with the relevant policy.
- 6.4 The site lies within a tightly defined residential area, the prevalent form of development comprising semi-detached bungalows. Concern has been expressed over the potential loss of privacy to the occupiers of Nos.49 and 55 Oakland Drive should planning permission be granted. In attempting to overcome overlooking the scheme has been revised to omit a portion of the dormer window and substitute the window closest to the mutual property boundary with No.49 for a roof light. The bathroom window could be conditioned to be obscure glazed.
- 6.5 The site inspection revealed the presence of similar flat roof dormer extensions to properties elsewhere in the cul-de-sac (notably to the north of the application site) and it is therefore considered that the design concept would not appear alien in the local context. Furthermore, if pursued in isolation, the dormer window could be erected without express planning permission, under permitted development rights.
- 6.6 The integrity of the single storey garage to No.49 constitutes a civil issue.
- 6.7 Having regard to Local Plan policies and all other material considerations it is recommended that planning permission be granted.

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 A09 (Amended plans)

Reason: To ensure the development is carried out in accordance with the amended plans.

3 B02 (Matching external materials (extension))

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

4 E19 (Obscure glazing to windows)

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.