

**12 DCNC2004/2934/F - PROPOSED TWO STOREY  
EXTENSION AND CONSERVATORY AT 4 MAPPENORS  
LANE, LEOMINSTER, HEREFORDSHIRE, HR6 8TG****For: Mr S Perry per Leominster Construction,  
Southern Avenue Industrial Estate, Leominster  
Herefordshire HR6 0QF****Date Received:  
9th August 2004****Ward:  
Leominster North****Grid Ref:  
48986, 59207****Expiry Date:  
4th October 2004**

Local Member: Councillors Brig. P Jones CBE and Mrs J French

**1. Site Description and Proposal**

- 1.1 Detached house with attached single garage on the south side of Mappenors Lane, just to the east of its junction with The Rugg. It is located within a primarily residential area as shown in the Leominster District Local Plan.
- 1.2 This application proposes to demolish and replace the garage with a 2-storey extension providing garage, utility and WC on the ground floor with bedroom and ensuite bathroom above. A single storey conservatory is also proposed to the rear of the building. The extension is to be constructed in matching materials, red brick to ground floor with render and timber framing above. However, the elevation to 6 Mappenors Lane is to be constructed in red brick.

**2. Policies****2.1 Leominster District Local Plan (Herefordshire)**

Policy A1 – Managing the district's assets and resources  
Policy A24 – Scale and character of development  
Policy A54 – Protection of residential amenity  
Policy A56 – Alterations, extensions and improvements to dwellings

**2.2 Hereford and Worcester County Structure Plan**

CTC9 – Development criteria

**2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)**

H18 – Alterations and extensions

**3. Planning History**

- 3.1 None.

#### 4. Consultation Summary

##### Statutory Consultations

4.1 No statutory consultations required.

##### Internal Council Advice

4.2 Head of Engineering and Transport raises no objection to the grant of planning permission.

#### 5. Representations

5.1 Leominster Town Council: Recommend approval.

5.2 Letter of objection has been received from Mr and Mrs K A Ryan, 6 Mappenors Lane, Leominster.

- a) The extension will be totally out of scale and character with local building traditions.
- b) It does not respect existing pattern of development or reflect the general density of surrounding properties.
- c) It will remove my amenity to maintain the side of my property, these buildings are of mock Tudor design with render and feature board finish above ground floor level.
- d) The extension does not reflect the mock Tudor design, opting instead for a full red brick wall.
- e) It does not reflect the adjacent buildings, the materials will strike a discord with their surroundings.
- f) The extension will be a metre away from my house, so as to be overbearing, creating a terracing effect and cramped development.
- g) The extension will seriously reduce daylight and sunlight entering 2 rooms.
- h) Both windows have a right to light by prescription having received daylight/sunlight for 20 years.
- i) The extension will completely overwhelm the original structure. The plot will be cramped with no allowance made for maintenance to our property.
- j) Mappenors Lane is a very well designed, pleasant area with detached houses set in equally spaced plots.
- k) To allow this extension will open the floodgates for further developments which will complete spoil the original plan and design of the area.
- l) The proposal conflicts with Policies A1, A23, A24, A28, A54 and A56 of the Leominster District Local Plan.

5.3 The full text of this letter 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 application proposes a 2-storey extension to the east elevation of a mock Tudor style detached house, and a single storey conservatory extension to the rear. The extension is of a design that fits with the prevailing character of the style of dwellings in Mappenors Lane. It is therefore not considered that the proposal conflicts with the appearance of the existing dwelling.

6.2 The extension will come within a metre of the boundary with 6 Mappenors Lane. The neighbour has objected to the proximity of the extension and its impact on amenity and future maintenance of the flank elevation. However, future maintenance of buildings is not a material planning consideration and your officers do not consider that a refusal of planning permission for this reason could be sustained at an appeal. While it is acknowledged the existence of an entrance door and first floor windows in this elevation, the door enters into a lobby and the window is to a first floor landing, it is not considered the proximity of the extension will give rise to loss of residential amenity to the neighbour through light loss to these rooms/space.

6.3 In terms of its size, it is considered the proposal is of a design that allows the character of the original building to remain dominant. Further, the proposal will not result in an overdevelopment of the plot.

**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.**

**Informative:**

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.