

MEETING:	PLANNING COMMITTEE
DATE:	3 APRIL 2013
TITLE OF REPORT:	130563/FH - PROPOSED SINGLE STOREY EXTENSION TO REAR AT 6 OLDFIELDS CLOSE, LEOMINSTER, HEREFORDSHIRE, HR6 8PY For: Mrs S J E Jones per Mr A Last, Brookside Cottage, Knapton Green, Hereford, Herefordshire HR4 8ER
WEBSITE LINK:	http://www.herefordshire.gov.uk/housing/planning/58286.aspx?ID=130563&NoSearch=True

Date Received: 27 February 2013

Ward: Leominster North

Grid Ref: 349306,259269

Expiry Date: 24 April 2013

Local Members: Councillors P Jones CBE and FM Norman

1. Site Description and Proposal

- 1.1 6 Oldfields Close is a modern detached dwelling in a residential area. It is faced in brick with a tiled roof and an attached garage to the south facing side elevation. A later conservatory has been added to the rear elevation, projecting by approximately 4 metres and having a total footprint of just over 12 square metres. The property is set back from the road with detached dwellings to either side and to the rear.
- 1.2 The proposal is for the removal of the conservatory and the erection of a larger single storey extension across the entire length of the rear elevation. The plans show that the extension will project slightly further from the original rear elevation than the conservatory at 4.5 metres, and has a total footprint of 36 square metres. It is to be faced in materials to match and has a hipped roof to a height of 3.7 metres, the ridge coming just underneath the first floor window.

2. Policies

2.1 Herefordshire Unitary Development Plan

- DR1 - Design
- H18 - Alterations and extensions

2.2 The Unitary Development Plan policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<http://www.herefordshire.gov.uk/housing/planning/29815.aspp>

3. Planning History

- 3.1 None identified

4. Consultation Summary

Further information on the subject of this report is available from Mr A Banks on 01432 383085

4.1 No objections received

5. Representations

5.1 Leominster Town Council – Comments awaited

5.2 The consultation responses can be viewed on the Council's website by using the following link:-

www.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx

Internet access is available at the Council's Customer Service Centres:-

www.herefordshire.gov.uk/community_and_living/consumer_advice/41840.asp

6. Officer's Appraisal

6.1 Policy H18 of the Herefordshire Unitary Development Plan (the UDP) requires that proposals are in keeping with the character of the original dwelling and its surroundings in terms of their scale, mass siting, design and materials. They should not result in a cramped form of development and should not adversely impact upon the privacy and amenity of neighbouring dwellings. It is against these criteria that this proposal is to be considered.

6.2 The dwelling presents limited opportunities for extension. It is closely bounded to either side by other dwellings and consequently there is no opportunity to extend to the side. An addition to the rear is the only practical location for an extension.

6.3 The proposed extension is single storey and it sits comfortably on the elevation. Although it projects further than the existing conservatory and extends across the entire length of the elevation, it does not dominate. If its depth were to be reduced by just 0.5 metres it would in fact be permitted development and not require planning permission. It is therefore concluded that its scale and mass are acceptable.

6.4 The proposal is designed to match the existing dwelling through the use of the same facing materials. The hipped roof arrangement is similar to a single storey extension added to the rear of the immediate neighbour at no. 8, and is considered to be of an acceptable design. Although the property has only a modestly sized garden, the proposed extension does not reduce this area unacceptably and it will not result in a cramped form of development.

6.5 The extension is shown with windows facing out into the garden and a door in the south facing side elevation. The rear elevation of the extension roughly follows the built line of the rear elevations to either side and is approximately 25 metres distant from the closest dwelling lying to the east. The use of a hipped roof reduces any dominance and the proposal will not adversely affect either the privacy or amenity of the dwellings to either side, and is sufficiently distant to ensure that there will be no impact on the dwelling to the closest dwelling to the east.

6.6 It is therefore concluded that the proposal fully accords with Policy H18 of the UDP and the application is recommended for approval.

RECOMMENDATION

Subject to no further objections raising additional material planning considerations by the end of the consultation period, the officers named in the Scheme of Delegation to Officers be authorised to approve the application subject to the following conditions and any additional conditions considered necessary by officers:

1. A01 Time limit for commencement (full permission)

Further information on the subject of this report is available from Mr A Banks on 01432 383085

2. **B01 Development in accordance with the approved plans**
3. **C02 Matching external materials (extension)**
4. **I16 Restriction of hours during construction**

Reason for Approval

1. **The proposed extension is appropriate in terms of its scale design and appearance. It will not have a demonstrable detrimental impact on the residential amenity of adjoining neighbours either by virtue of its alignment in relation to them or distance from opposing elevations. The scheme accords with Policy H18 of the Herefordshire Unitary Development Plan and the guiding principles of the National Planning Policy Framework.**

INFORMATIVES:

1. **The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and material considerations. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 130563/FH

SITE ADDRESS : 6 OLDFIELDS CLOSE, LEOMINSTER, HEREFORDSHIRE, HR6 8PY

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