

**17 DCNW2004/4300/F - SINGLE STOREY REPLACEMENT GARDEN ROOM AND TWO STOREY EXTENSION AT THE HALLETS, ORLETON, LUDLOW, HEREFORDSHIRE, SY8 4HJ**

**For: Ms S Atkinson & Ms J Fowler per Mr A Last,  
Brookside Cottage, Knapton, Birley, Herefordshire,  
HR4 8ER**

**Date Received:**  
**15th December 2004**

**Ward:**  
**Bircher**

**Grid Ref:**  
**49652, 67323**

**Expiry Date:**  
**9th February 2005**

Local Member: Councillor S Bowen.

## **1. Site Description and Proposal**

- 1.1 A two-storey semi-detached cottage of external stone/render construction under a slate roof within Orleton Conservation Area. The internal accommodation is of small proportions and consists of a living room, kitchen, bathroom and conservatory on the ground floor and bedroom on the first floor. The conservatory and bathroom on the ground floor are single storey extensions added onto the original dwelling.
- 1.2 To the rear is the local primary school car park. There is a similar attached property on the western elevation of the property in front of which pedestrian access is obtained to the property subject to this application. There is no car parking facilities within the curtilage. To the south east of the application site is a single storey dwelling with timber screening between its boundary and that of the dwelling subject to this application.
- 1.3 The application proposes demolition of the existing single storey extensions and erection of a two storey extension to the rear of the property to include a study and kitchen on the ground floor and bedroom and bathroom on the first floor. The existing single storey conservatory on the eastern elevation is to be replaced with a single storey garden room.

## **2. Policies**

### **2.1 Leominster District Local Plan, (Herefordshire)**

- A1 – Managing the District's Assets and Resources.
- A2(C) – Settlement Hierarchy.
- A21 – Development within Conservation Areas.
- A23 – Creating Identity and an Attractive Built Environment.
- A24 – Scale and Character of Development.
- A54 – Protection of Residential Amenity.
- A56 – Alterations, Extensions and Improvements to Dwellings.

### **2.2 Unitary Development Plan – Revised Deposit Draft, (Herefordshire).**

S1 – Sustainable Development  
S3 – Housing.  
DR1 – Design.  
DR2 – Land Use and Activity.  
DR4 – Environment  
H16 – Car Parking.  
H18 – Alterations and Extensions  
HBA6 – New Development within Conservation Areas.

**2.3 Planning Policy Guidance Note 3 – Housing.**

**3. Planning History**

3.1 None recorded on the application site.

**4. Consultation Summary**

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Traffic Manager has no objection to the granting of planning permission.

4.3 Conservation Manager has no objections subject to the inclusion of a condition with regards to external construction materials in order to protect the character of the Conservation Area.

**5. Representations**

5.1 Orleton Parish Council supports this application but feel that consideration should be shown to the adjoining owner with shared access during the building works to be carried out if this application is successful.

5.2 One letter of objection has been received from Mr G R Wall who lives in the adjoining dwelling to the property subject to this application.

His objections to the application can be summarised as:

- No. 2 is a holiday home and therefore the proposal is not essential.
- There is no private access to the property.
- The property is situated in a very confined space with part of the original garden having had a single storey dwelling erected upon it.
- Concerns about the impact of the proposed development on the surrounding Conservation Area, adjacent property and school located to the rear of the proposed development site.

Also included with Mr Wall's letter of objection is a copy of a letter from Dr Snape of the Parish Council to Mr Wall advising of the date of the Parish Council meeting, and opining that the level of access through his property may increase.

- 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 development is to replace the existing single storey extensions and construction of a rear two storey extension and single storey side extension. The Head of Conservation in the response to this application has stated: "The proposed extension, in general appears to be quite dominant. It has a similar footprint to the dwelling and the southeast elevation shows it to have similar scale. The southwest elevation does show a staggered roofline, which helps to disguise the size of the extension from the front. In order to soften the appearance on the front elevation it is suggested that the proposed garden room be set back slightly. It is also recommended that the roof lights be omitted, as there is already a considerable amount of light coming through the windows. The proposal does have some appeal over the current 'hotch potch' of additions, therefore would, enhance this part of the Conservation Area to a degree".
- 6.2 The development is rather large in floor area, in comparison to the original dwelling. However the proposal is for the replacement of the existing extensions with development that will have no unreasonable impact of any of the adjoining neighbouring dwellings or school's privacy and amenity. There are no windows proposed looking directly into neighbouring properties except for one window on the southwest elevation which can be subject to a condition. Therefore the proposal is considered acceptable in scale and size.
- 6.3 The location is within a Conservation Area and therefore external construction materials need to reflect the surrounding area. This issue can be addressed through the attachment of conditions to the approval notice.
- 6.4 The proposed development has raised no objections from the Highway Manager who has stated in the highways response "The dwelling has no vehicular access so it would seem unreasonable to refuse permission because of the proposed extension."
- 6.5 In conclusion the proposed development is considered acceptable, it does not invade on adjoining dwellings privacy or amenity and will be no more detrimental to the existing property's built form or the surrounding vicinity than that of the existing extensions that have been added to the original build and therefore the proposed development is in-line with relevant national planning policy and policy in the Leominster District Local Plan.

## **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 - C02 (Approval of details ) (A) Roofing material. (B) Exterior Wall Finish. (C) Window Design and Construction.

Reason: To safeguard the character and appearance of the Conservation Area.

- 3 - Notwithstanding the approved plans no rooflights will be included into the roof of the approved garden room.

Reasons: In order to protect the character of the existing dwelling and surrounding Conservation Area.

- 4 - The first floor window on the southwest elevation will be in obscure glazed and top hung.

Reasons: To protect the privacy of the adjoining neighbour to the south west of the application site.

- 5 - G01 (Details of boundary treatments )

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

- 5 - E01 Restriction on hours of working

Reason: To safeguard the amenities of the locality.

**Informatives**

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

- 2 - The applicants/developers are respectfully required to show consideration to the adjoining dwelling's amenity during construction and not to obstruct the pedestrian access to the property.

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.