

**29 DCNE2005/0108/F - TWO STOREY EXTENSIONS TO FRONT, REAR AND SIDE OF DWELLING AT BRAMLEIGH, NEW STREET, LEDBURY, HEREFORDSHIRE, HR8 2EY**

**For: Mr & Mrs G Williams per Mr R Pritchard The Mill Kenchester Hereford HR4 7QJ**

**Date Received:**  
**14th January 2005**

**Ward:**  
**Ledbury**

**Grid Ref:**  
**70299, 36870**

**Expiry Date:**  
**11th March 2005**

Local Members: Councillor P Harling, Councillor B Ashton & Councillor D Rule

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

- 1.1 Bramleigh is a modern detached dwelling and is positioned at the junction of New Street and Ledbury by-pass, opposite the Full Pitcher public house.
- 1.2 It is of brick construction with a concrete tile roof. A gabled wing projects from the front elevation and this is clad with a timber frame facade. It sits in a well sized curtilage, is set back from the road frontage. A detached double garage is positioned to the front of the dwelling.
- 1.3 The application seeks to add three separate two storey extensions. The first is to the front elevation and adds a second gable of similar proportions to the first. This will infill the gap between the house and garage, and will be physically attached thereto. The second is to the side elevation and will provide a ground floor utility room and first floor en-suite bathroom. Finally, an addition is to be made to the rear elevation. All three are shown to be finished in brick with a tile to match the existing roof.

## **2. Policies**

### **Malvern Hills District Local Plan**

Housing Policy 16 – Extensions

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

H18 - Alterations and Extensions

## **3. Planning History**

- 3.1 None relevant to this application.

#### 4. Consultation Summary

##### Statutory Consultations

4.1 None required.

##### Internal Council Advice

4.2 Traffic Manager - no objection.

#### 5. Representations

5.1 Ledbury Town Council - Recommend refusal. Members considered the site to be of insufficient size to accommodate the proposed extensions constituting overdevelopment which is contrary to Housing Policy of the Malvern Hills District Local Plan and Herefordshire Unitary Development Plan (Revised Deposit Draft) Policy 18 paragraph 3.

5.2 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 main focus of the extensions proposed are to the front and side of the dwelling. This will result in the closure of space between the house and garage and the southern boundary. Whilst this results in the closure of external access to the rear, it does not have any significant impact in terms of over development of the plot. Much of the proposal lies directly behind the garage and it will be viewed in this context. Given that the extension to the front is attached to the garage, it is recommended that a condition is imposed to prevent its conversion to domestic accommodation without the submission of a further application. This would remove parking spaces and may create an unacceptably large unit of accommodation.

6.2 The extension to the rear lies on the shared boundary with the adjoining property. The two dwellings are separated by a detached double garage and are well spaced. The extension will not appear overbearing and has no windows in the side elevation. Therefore it will not result in any demonstrable loss of privacy.

6.3 It is therefore concluded that the proposal is of an appropriate scale and design in relation to the existing dwelling. The extensions will not result in a cramped form of development and therefore the scheme accords with the identified Development Plan policies. Consequently the application is recommended for approval.

#### **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.

3 - B02 (Matching external materials (extension) )

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

4 - E09 (No conversion of garage to habitable accommodation )

Reason: To ensure adequate off street parking arrangements remain available at all times.

5 - E17 (No windows in side elevation of extension )

Reason: In order to protect the residential amenity of adjacent properties.

Informative:

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.