

17 DCNE2005/0458/F - CONSTRUCTION OF FRONT PORCH AT 4 MASSEY ROAD, LEDBURY, HEREFORDSHIRE, HR8 2FB**For: Mr S Watkins at same address****Date Received:**
14th February 2005**Ward:**
Ledbury**Grid Ref:**
70107, 38027**Expiry Date:**
11th April 2005

Local Members: Councillor B Ashton & Councillor P Harling

1. Site Description and Proposal

- 1.1 The application seeks permission for the erection of a porch to the front elevation of No. 4 Massey Road, Ledbury. The dwelling is one of a terrace, constructed of red brick under a tiled roof on the New Mills estate.
- 1.2 The proposed conservatory is of a lean-to construction, 3.3 metres high where it adjoins the front of the dwelling. It would project 1.8 metres from the front elevation with an overall width of 2.5m. It is proposed that facing materials will match the existing.

2. Policies**2.1 Malvern Hills District Local Plan**

H16 – Extensions

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

DR1 – Design

H18 – Alterations and Extensions

3. Planning History

MH97/0912 – Construction of 126 no. dwellings and garages, open space and associated highway works at Areas 9 & 10, New Mills, Ledbury. Approved 21/05/1998

4. Consultation SummaryStatutory Consultations

- 4.1 None required.

Internal Council Advice

- 4.2 Traffic Manager has no objection to the grant of permission.

5. Representations

5.1 Ledbury Town Council recommends refusal

5.2 5 letters of objection have been received. The points raised are summarised below.

- The front extension would compromise the original design rationale, which has won awards, upsetting the existing uniformity. A precedent would be set for others to follow.
- The development would be uncharacteristic of the Bloor Home development.
- The porch would deprive the adjoining dwelling of natural light.

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 It is considered that the key points in the consideration of this application are:

- a) The scale and design of the proposed development; and
- b) The impact upon the amenity of neighbouring properties and the wider area.

6.2 Scale and Design

In terms of floor area, the porch at 4.5 square metres is a third larger than would be allowed under permitted development rights. At its highest point it would exceed the height permitted under Class D permitted development rights by 300mm. As such, it is considered that the scale of the proposed development is acceptable having regard to the original dwelling.

6.3 The porch is of a lean-to construction, measuring 3.3m in height where it adjoins the dwelling, reduced to 2.3m at the eaves. All facing materials and fenestration detailing is proposed to match the existing dwelling and would be controlled through the imposition of an appropriate condition, should Members be minded to recommend approval.

6.4 Impact upon local amenity

The letters of objection refer predominantly to the existing quality of the built environment, particularly the uniformity of the front elevations along Massey Road. It is recognised that until now no front extensions have been added to the properties in the immediate vicinity, although permitted development rights remain intact. As such, householders would be allowed to erect porch extensions without the requirement for planning permission, subject to compliance with the conditions set out in the General Permitted Development Order.

6.5 A letter of objection has been received from the occupant of No.6 Massey Road. Amongst other things, this raises concern at the loss of light to the living room window and loss of view of the entrance to the road. The proposal does, however, accord with the 45 degree principle and it is not considered that refusal of the application could be

sustained on the loss of daylight to this room alone. The loss of view of the entrance to the road is not considered a material consideration.

6.6 In terms of scale and design the proposed development is considered acceptable and the impact upon the amenity of neighbouring properties is not deemed severe enough to warrant refusal in this instance. It is considered that the proposal accords with the relevant local plan policy and is supported accordingly.

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 - B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

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

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

Informative(s):

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.