

**24 DCNC2005/0024/F - FIRST FLOOR EXTENSION TO
SIDE OF DWELLING AT 23 OLDFIELDS CLOSE,
LEOMINSTER, HEREFORDSHIRE, HR6 8PY****For: Ms S Singleton of same address****Date Received:
6th January 2005****Ward:
Leominster North****Grid Ref:
49244, 59304****Expiry Date:
3rd March 2005**

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

1. Site Description and Proposal

- 1.1 This application is for a first floor extension to the side of the property to provide additional bedrooms. The building is a detached residential dwelling on Oldfields Close, a residential area of Leominster.
- 1.2 The proposal would add a fourth and fifth bedroom above what is currently the garage, which is currently single storey to the side of the dwelling.

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

A1 – Managing the District's Assets and Resources
A2 – Settlement Hierarchy
A24 – Scale and Character of Development
A52 – Primarily Residential Areas
A56 – Alterations, Extensions and Improvements to Dwellings

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

DDR1 – Design
DR2 – Land use and activity
H1 – Hereford and market towns: Settlement boundaries and established residential areas
H18 – Alterations and extensions

3. Planning History

- 3.1 None.

4. Consultation SummaryStatutory Consultations

- 4.1 None required.

Internal Council Advice

4.2 Traffic Manager: Recommends permission with the following condition:

H10 (Parking): 'The development hereby permitted shall not be brought into use until an area has been laid out within the curtilage of the property for the parking of 3 cars (garage plus 2 parking spaces), which shall be properly consolidated, surfaced and drained in accordance with details to be submitted to and approved in writing by the local planning authority and that area shall not thereafter be used for any other purpose than the parking of vehicles.'

5. Representations

5.1 Parish Council: Recommend approval.

5.2 There have been no responses from neighbour notification.

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 Code of Conduct for Members and Officers dealing with planning matters requires this application to be reported to this Committee.

6.2 The relevant issues regarding this application are the Code of Conduct as mentioned above, and the following policies in the Local Plan:

- A24 – Scale and Character of Development
- A32 – Primarily residential areas
- A56 – Alterations, Extensions and Improvements to Dwellings

6.3 The proposal is for a first floor extension to the side of the dwelling above the existing garage and utility. This would use no additional ground floor space and proposes to follow the design of the existing property. As such this application is deemed to be of an appropriate scale and character to the original dwelling and local residential area and in accord with Leominster District Local Plan Policy A24.

6.4 As an existing residence in a residential area, the proposal is appropriate to the setting and in accord with Policy A52 of the Leominster District Local Plan.

6.5 The proposed extension is deemed appropriate in terms of Policy A56. It does not overwhelm the original structure, or result in a cramped development. Due to its precise location in the site it also causes no detrimental impact on neighbouring properties.

6.6 In transportation terms, it is possible to fulfil the Traffic Manager's recommendation of the provision of 3 car spaces (1 garage + 2 parking spaces) on site, thus fulfilling this consultee's request.

- 6.7 The proposal is considered to comply with policies of the Leominster District Local Plan and of the emerging Herefordshire Unitary Development Plan (Revised Deposit Draft). There have been no concerns raised about the application either on policy grounds, from consultations or from publicity of the application.
- 6.4 In conclusion, the proposal is appropriate in the scale and the proposed development is not overly visually prominent, nor will it have any adverse impact on the appearance of the building or the wider residential area. It therefore accords with policy and 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 - The development hereby permitted shall not be brought into use until an area has been laid out within the curtilage of the property for the parking of 3 cars which shall be properly consolidated, surfaced and drained in accordance with details to be submitted to and approved in writing by the local planning authority and that area shall not thereafter be used for any other purpose than the parking of vehicles.**

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Informative:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.