

**13 DCNE2005/0362/F - PROPOSED TWO STOREY
EXTENSION AT FORTUNES GATE, PETTY FRANCE,
LEDBURY, HEREFORDSHIRE, HR8 1JG****For: Mr & Mrs W Wiggin, Derrick Whittaker Architects
1 Farjeon Close New Mills Ledbury Herefordshire HR8
2FU****Date Received:
7th February 2005****Ward:
Hope End****Grid Ref:
73129, 40591****Expiry Date:
4th April 2005**

Local Members: Councillor R Mills & Councillor R Stockton

1. Site Description and Proposal

- 1.1 The property is a large detached dwelling set in open countryside. It is of brick construction with a tiled roof and is one of a number of randomly spaced houses within the general area. It has no immediate neighbour to either side, the closest being a property immediately opposite.
- 1.2 The application seeks to add a two storey extension to the north facing gable end. This area is currently occupied by a single storey utility room and garage and this is to be removed as part of the application.
- 1.3 The existing property has a total floor area of 173 square metres. This includes the attached garage and utility room that could be converted to additional accommodation without the benefit of a planning application. This amounts to a further 28 square metres.
- 1.4 The proposed extension has a total floor area of 85 square metres. It is reasonable to discount the 28 square metres that are to be replaced as part of the scheme. Consequently new floor area amounts to 57 square metres, or 33% of the existing floor area.
- 1.5 The extension is shown to be constructed in materials to match the existing dwelling. Its ridge line is continued through at the same level, as is the hipped roof. A gabled projection is also shown to the front elevation to give the property a symmetrical appearance.

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

Housing Policy 16 – Extensions

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

H18 – Alterations and Extensions

3. Planning History

None relevant to this application.

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Traffic Manager - no objections.

5. Representations

5.1 Colwall Parish Council - No objections, but the windows in the proposed new construction should be symmetrical to match the existing.

5.2 CPRE - The house, enlarged as proposed, would be of a size out of keeping with its setting, obtrusive in the landscape and materially detracting from its visual quality.

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 existing dwelling is a sizeable property, set back from the road frontage. It does not assume any particular prominence in the landscape and is not dissimilar in its proportions to a number of other dwellings in the locality.

6.2 The fact that the dwelling has a hipped roof suggests that any extension should have the same form. A reduction in ridge height in the extension would result in an awkward relationship between the two elements. A continuing ridge line is therefore most appropriate and is acceptable.

6.3 Contrary to the suggestion of the Parish Council, the fenestration of the dwelling does not have a particular symmetry that is of such value to its appearance to warrant replication. The configuration of the windows is entirely acceptable as submitted.

6.4 The application therefore accords with the identified policies and is consequently 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 - A08 (Development in accordance with approved plans and materials)

Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area.

Informatives:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.