

**21 DCNC2005/1416/F - TWO STOREY SIDE EXTENSION
AT 17 GODIVA ROAD, LEOMINSTER,
HEREFORDSHIRE, HR6 8UQ****For: Mr G L Wilcocks of 5 Ranelagh Street, Hereford,
HR4 0DT****Date Received:****3rd May 2005****Expiry Date:****28th June 2005****Ward:****Leominster North****Grid Ref:****48158, 58957**

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

1. Site Description and Proposal

- 1.1 This application is for the erection of a two-storey extension to the side of 17 Godiva Road, Leominster, a semi-detached property within the residential area of Leominster town.
- 1.2 The proposed extension would provide a further 54m² of accommodation in which it would offer a new kitchen on the ground floor with a covered area/car port to the front and two further bedrooms and a bathroom on the first floor. The existing dwelling has a floor area of approximately 78m². The extension would be built to the boundary with 19 Godiva Road and would extend to the full depth of the original house.
- 1.3 The property is located in a high-density development with a selection of semi-detached, detached and small rows of terraced properties.

2. Policies**2.1 Planning Policy Guidance**

Planning Policy Guidance 3 – Housing

2.2 Hereford and Worcester County Structure Plan

CTC9 – Development Requirements

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)

DR1 - Design

H18 – Alterations and Extensions

2.4 Leominster District Local Plan (Herefordshire)

A54 – Protection of Residential Amenity

A56 – Alterations, Extension and Improvements to Dwellings

3. Planning History

3.1 None.

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Traffic Manager – The proposed carport area is sub-standard with regards to length and would not constitute one car parking space. Whilst the County Council standard for a 4-bedroom dwelling is 3 car parking spaces, under PPG3 a maximum of 1.5 (i.e. 2 spaces in this case) are recommended. It would seem advisable to provide 2 car parking spaces within the curtilage under these circumstances.

5. Representations

5.1 Town Council – recommends refusal as this would constitute overdevelopment on this particular site.

6. Officers Appraisal

6.1 The proposed extension is large in comparison to the original dwelling and would result in a 70% increase in floor area. However, on its individual merits, the addition is designed to compliment the existing property using bricks to match the adjacent property and replicating the canopy on the front elevation. A window is proposed for the side elevation to provide light to the bathroom, a condition is suggested to ensure that it would remain obscure glazed.

6.2 The traffic manager highlighted the sub-standard proposed car port and suggested that 2 car parking spaces should be provided within the site. There is sufficient space within the curtilage to the front of the house to provide this parking area and a condition is suggested to guarantee its provision.

6.3 It is considered that the impact of the proposed development would have little impact upon the residential amenity of the neighbouring property due to the positioning and distance of the buildings.

6.4 On balance it is considered that the proposed development is acceptable and in line with policy guidance for development within residential areas. The nature of the surrounding area is high density residential development and as such this proposal is considered to be acceptable for the property and the location. It is recommended that the application be supported subject to the appropriate conditions.

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 - The materials to be used in the construction of the roof of the extension hereby permitted shall match those used in the existing building. The materials to be used in the construction of the exterior walls of the extension hereby permitted shall match those used in the adjacent property, 15 Godiva Road.

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

- 3 - Prior to the use or occupation of the extension hereby permitted, and at all times thereafter, the window on the north side elevation on the approved plans shall be glazed with obscure glass only.

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

Informative:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.