

15 DCNE2005/1357/F - EXTENSIONS TO PROVIDE FIRST FLOOR BEDROOMS (2NO.) AND SITTING ROOM, GROUND FLOOR GARDEN ROOM AND ENLARGED GARAGE AT MANTLEY, 21 HORSE LANE ORCHARD, LEDBURY, HEREFORDSHIRE.

For: Mr & Mrs M J Dobel per Harcourt Design Associates, The Old Bell, Harcourt Road, Mathon, Malvern, WR13 5PG

Date Received:

28th April 2005

Expiry Date:

23rd June 2005

Ward:

Ledbury

Grid Ref:

71337, 37519

Local Member: Councillor B Ashton, Councillor D Rule MBE, Councillor P Harling

1. Site Description and Proposal

- 1.1 Horse Lane Orchard is a residential area lying at the eastern edge of Ledbury and accessed directly from the A449, Malvern Road. It is a mix of single and two storey properties of varying architectural styles.
- 1.2 The application specifically relates to no. 21 Horse Lane Orchard. It is a three bedroomed detached bungalow with an attached flat roof garage. It has an approximate floor area (excluding the garage) of 100m² and a ridge height of 6.3 metres.
- 1.3 The proposal seeks to increase the living accommodation by increasing the ridge height of the dwelling and incorporating space at first floor level. The scheme also includes a cross wing over the garage, with its flank wall moving one metre closer to the boundary. A new single storey garden room is also proposed to the rear elevation.
- 1.4 The scheme has a ridge height of 8 metres with a much steeper roof pitch than the existing bungalow. The floor area will effectively be doubled through the addition of a first floor, although some habitable space will be lost due to the creation of greater circulation space and the inclusion of a staircase.
- 1.5 The application has been amended since its original submission. A balcony over the proposed garden room has been omitted to address privacy issues and a slight modification has been made to the roof of the cross wing.

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 identified.

4. Consultation SummaryStatutory Consultations

4.1 None required.

Internal Council Consultations

4.2 Transportation Manager - No objection.

4.3 Conservation Manager - No objection.

5. Representations

5.1 Ledbury Town Council - Recommend refusal. The proposal is considered to be out of keeping with the street scene and would also be detrimental to residential amenity, resulting in a loss of light.

5.2 In total 8 objectors have submitted representations in response to the application, both in its original and amended form following reconsultation. In summary the points raised are as follows:

1. The scheme will be detrimental to the residential amenity of immediate neighbours (nos. 20 and 22).
2. The proposal is dominant and out of character with the surrounding area.
3. An office is included and suggests a business use.
4. The applicant intends to create a hardstanding to the front of the property.
5. The building is capable of subdivision into two separate units.

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 In its amended form the application omits a first floor balcony. It was your officer's opinion that this particular aspect of the scheme would cause significant overlooking and loss of privacy to adjoining dwellings. The proposal is generally orientated north/south with windows looking front and back, which is the same as other dwellings in the locality. The removal of the balcony is considered to remove concerns overlooking.

- 6.2 The surrounding area is predominantly characterised by bungalows, although the dwelling immediately to the east is a two-storey house. The proposal has the appearance of a dormer bungalow, with much of the first floor accommodation incorporated into the roof space. Whilst its appearance is clearly more substantial than that of other properties in the locality, its scale is not dissimilar to the adjoining two-storey dwelling.
- 6.3 The raising of the ridge height and creation of a first floor is an alternative method of extension to the more common approach of adding new elements to elevations. Horse Lane Orchard does not have an overriding architectural style; all of the properties have a degree of individuality. The proposal is of a design that is different from other properties, but given their relatively modern appearance, it is your officer's opinion that a refusal reason based on it being detrimental to the character and appearance of the area would be difficult to sustain.
- 6.4 Suggestions of a business use of the premises appear to be unfounded. The inclusion of a room described as an office does not infer such a use. The use of rooms within dwellings as an office or study is commonplace and is considered to be ancillary to their enjoyment.
- 6.5 The creation of a hardstanding to the front of the dwelling would be permitted development and it is considered unreasonable to remove these rights by condition, as it would not relate to the application.
- 6.6 Finally, the subdivision of the dwelling into separate units would, in itself, require the benefit of planning permission. The application does not suggest subdivision and is not to be determined on this basis.
- 6.7 It is therefore concluded that the proposal accords with the relevant development plan policies and is therefore 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 - A09 (Amended plans)

Reason: To ensure the development is carried out in accordance with the amended plans.

3 - B01 (Samples of external materials)

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

4 - E12 (No balconies/roof amenity area)

Reason: To safeguard the character and amenities of the locality.

5 - E19 (Obscure glazing to windows)

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

Informatives:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.