

19 DCNC2005/1316/F - EXTENSION TO PROVIDE FIRST FLOOR ACCOMMODATION AND EXTENSION OF UTILITY ROOM AT 22 LOWER THORN, BROMYARD, HEREFORDSHIRE, HR7 4AZ**For: Mr N Smillie per Mr R Burraston Foxhall Bringsty Common Worcester WR6 5UN****Date Received:****22nd April 2005****Expiry Date:****17th June 2005**

Local Member: Councillors P Dauncey and B Hunt

Ward:**Bromyard****Grid Ref:****64558, 54455****1. Site Description and Proposal**

1.1 22 Lower Thorn, a detached bungalow, is on the west side of the small cul-de-sac development. Nos. 329-333 Winslow Road are to the rear. The site is located in a primarily residential area as shown on Inset Map No. 13.0 Bromyard in the Malvern Hills District Local Plan.

1.2 This application proposes to raise the height of the bungalow by some 2.6m so as to provide 2 additional bedrooms, landing, study and bathroom in the roof space. Dormer windows are proposed to the front and rear.

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

2.3 PPS1 – Delivering Sustainable Development**3. Planning History**

NC2003/3712/F - Extension to provide first floor accommodation within roof. Approved 10.2.2004.

4. Consultation SummaryStatutory Consultations

4.1 None required.

Internal Council Advice

4.2 Traffic Manager: No objection.

5. Representations

5.1 Bromyard & Winslow Town Council: Supports the application.

5.2 Letters of objection have been received from:

Mr A Trigg, 333 Winslow Road, Bromyard
C E Marsden, 20 Lower Thorn, Bromyard

- a) Will cause direct overlooking.
- b) It will take away our view of the downs.

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 Housing Policy 16 deals specifically with alterations and extensions to dwellings, setting a criterion for consideration; impact on neighbour, scale and character on the original building.

6.2 This application proposes to raise the height of the bungalow to provide additional living space. Dormer windows are proposed to the front and rear. The dormer windows proposed in the rear elevation have the potential of direct overlooking of the houses that run along the rear of the site, 329-323 Winslow Road. In order to achieve an acceptable level of privacy and visual separation between dwellings, a distance of 21m is recommended. This distance is currently available. Accordingly it is considered the proposed will not give rise to loss of residential amenity through overlooking of the dwellings in Winslow Road.

6.3 This part of Bromyard is characterised by a mix of bungalow's, chalet style bungalow's and houses. While, this proposal will raise the height of the bungalow it will be no higher than the chalet style bungalow adjacent to 20 Lower Thorn. Accordingly, It is not considered the proposal will have a detrimental impact on the character of this part of Bromyard.

6.4 Accordingly, it is considered the proposal is acceptable in terms of Housing Policy 16.

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 - B02 (Matching external materials (extension))

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

Informative:

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

Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.