

17 DCNC2005/1774/F - FIRST FLOOR EXTENSION AT 67 SOUTH STREET, LEOMINSTER, HEREFORDSHIRE, HR6 8JH**For: Mr. & Mrs. R.P. Nicholas at same address****Date Received: 26th May, 2005 Ward: Leominster South Grid Ref: 49601, 58541****Expiry Date: 21st July, 2005**

Local Member: Councillors R.B.A. Burke and J.P. Thomas

1. Site Description and Proposal

- 1.1 This application seeks full planning consent for the erection of a first floor extension to the rear of 67 South Street, Leominster, an end of terrace period property adjacent to Minster School and within the settlement boundary. The extension would be above an existing ground floor extension, which has a floor area of 27 square metres and would in its own right have benefited from permitted development rights.
- 1.2 The proposed extension would extend 6 metres from the rear (east) elevation of the existing dwelling with a width of 4.5 metres and would have a maximum roof height of 6.5 metres.

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

A54 – Protection of residential amenity
A56 – General development criteria

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

DR1 - Design

3. Planning History

None.

4. Consultation SummaryStatutory Consultations

- 4.1 None required.

Internal Council Advice

- 4.2 Traffic Manager has no objection to the grant of planning permission.

5. Representations

- 5.1 Leominster Town Council: 'Recommends approval subject to the light provision for the neighbouring property not being affected.'
- 5.2 One letter of objection has been received from the occupier of the adjacent property to the north, who has expressed concerns regarding the considerable reduction in natural daylight to the rear of his property and the impact on all the windows with an east facing aspect as well as the one window and door facing south.
- 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 dwelling is a substantial building with accommodation on three floors; the second floor is within the roof space as with all six properties in the terrace. Some of the properties benefit from single storey extensions to the rear, including the adjoining property to the north.
- 6.2 The proposed extension would be constructed above the existing single storey extension, which currently has a gable ended pitched roof approximately 4 metres in height to its ridge and 2.3 metres to the eaves. The proposed first floor extension would raise this roof level to a maximum ridge height of 6.5 metres, which would be 3 metres below the ridge height of the original property and just 2.5 metres higher than the existing ground floor extension. The current and proposed extensions would be 1.5 metres from the boundary with the adjoining property. The roof of the proposed extension would be hipped at the end.
- 6.3 It is considered that because the existing and proposed extensions are positioned 1.5 metres from the boundary wall, the effect of the new build would not be significantly detrimental as to cause unnecessary harm by blocking natural daylight from the adjoining property to the north. By raising the roof level by 2.5 metres, the eaves would be 5 metres above ground level and approximately 0.5 metres below the eaves of the original building. To this extent, it is considered that the proposal would be of a scale that would not overwhelm or harm the amenity of the occupiers of the neighbouring property. A condition precluding the installation of windows on the north elevation is recommended so as to protect the privacy of the neighbour.
- 6.4 Overall, it is considered that the proposal complies with the relevant policies in the Local Plan, and as such, approval is recommended.

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) (21st July, 2005)

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

3 - B02 (Matching external materials (extension))

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

4 - E17 (No windows in side elevation of extension) (no windows or dormer windows in the north elevation of the extension)

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.