

**8 DCNE2005/2583/F - SINGLE STOREY ANNEXE
EXTENSION TO REAR OF EXISTING DWELLING AT
SOUTH CLIFF, NEWBURY PARK, LEDBURY,
HEREFORDSHIRE, HR8 1AU**

**For: Mr & Mrs R M Maldwyn-Evans, Flat 4 The Priory,
Worcester Road, Ledbury, Herefordshire, HR8 1PL**

**Date Received:
4th August 2005**

Ward: Ledbury

**Grid Ref:
70745, 38390**

**Expiry Date:
29th September 2005**

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

1. Site Description and Proposal

- 1.1 The application site is to the northern edge of Newbury Park road in an established residential area. The land slopes steeply from its highest point on the Homend to the east.
- 1.2 The application seeks permission for the erection of a single storey rear extension to the existing detached dwelling, which occupies a position to the front of the site. The extension would create a sitting room and en-suite bedroom understood to be for use by elderly dependent relatives.
- 1.3 The existing dwelling has an imposing street frontage and appears largely 'original' in planning terms. Latter additions are limited to a small flat roof addition and two conservatories to the rear one of which would make way for the proposal.
- 1.4 The pitched roof extension would take the form of an L-shape and extend for 9.475m from the rear of the property. The height to the ridge is 3.5m. Openings to the elevation facing "Wolverley" are limited to a single door and a window serving the en-suite bathroom.
- 1.5 The plans under consideration are an amendment to those originally submitted, which proposed an extension 1m longer.

2. Policies

2.1 Malvern Hills District Local Plan

H16 – Extensions to Existing Dwellings

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

H18 – Alterations and Extensions

3. Planning History

3.1 None relevant to this application

4. Consultation Summary

Statutory Consultations

4.1 None required

Internal Council Advice

4.2 Transportation Manager: "The proposed extension involves the addition of an extra bedroom to this detached dwelling, presumably already with 3 bedrooms. The Herefordshire Council full standard for a 4-bedroom dwelling is 3 car parking spaces; however there appears to be no car parking accommodation within the curtilage. It appears that Newbury Park is a cul-de-sac of older properties with a considerable level of on-street parking. Whilst I do have concern that the intensification of this dwelling may lead to increased parking on the public highway, I note that the majority of properties in the street do not have curtilage parking and some will almost certainly have already been extended."

5. Representations

5.1 Ledbury Town Council: No objection

5.2 One letter of objection has been received from Mr C Greensmith, Wolverley, Newbury Park. This dwelling is immediately to the east of the application site. The points raised are as follows:

- a) The extension is out of character with the property and the street. A granny annexe extension of this nature is wholly inappropriate;
- b) The nature of the design would create a nursing home layout, which is wholly inappropriate;
- c) Concern at the overall mass of the finished property by comparison with other properties and plots within the street;
- d) There are already a number of existing additions to the dwelling;
- e) The proposed annexe would affect the provision of natural light to Wolverley.

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 key issues in the determination of this application are as follows:

- a) The character and appearance of the proposed extension having regard to the existing dwelling and the wider area;
- b) An assessment of the impact of the proposed extension upon the neighbouring dwelling;
- c) The impact upon on-street parking and highway safety.

Character and appearance

- 6.2 The extension has an elongated form, dictated both by the necessity to provide accommodation at ground floor and the presence of an existing rear conservatory. The amended plans demonstrate that the proposed sitting room has been made smaller with the overall effect that the extension now proposed is 1m shorter than originally proposed. Also included is additional timber cladding detail to the gable facing Wolverley in an attempt to make the external appearance more characteristic of the existing dwelling.
- 6.3 The existing dwelling extends for virtually the full width of the site, with small margins to either side, pedestrian access to the rear afforded past the east elevation. Any extension must therefore be located to the rear of the property where the garden extends for over 30m. By dint of being single-storey the extension proposed has a large footprint – 46 square metres. However, having regard to the overall scale of the plot and the proportion that the built form would cover - approximately 27 per cent of the total site area - an objection on the basis of over-development of the site could not be sustained.
- 6.4 The letter of objection states that the dwelling as extended would be uncharacteristic of the wider area. Housing Policy 16 does require that extensions should complement the character and appearance of both the original building and its surroundings. Development in Newbury Park is not uniform in either character or appearance, but comprises a mixture of detached and semi-detached dwellings of different periods. It should also be noted that the extension is a single-storey addition to the rear of the existing, views of which will be fleeting from the public highway. Objection on the basis that the development would not be characteristic of the wider area is not considered sufficient to warrant refusal.

Impact upon the neighbouring dwelling

- 6.5 The sole letter of objection comes from the owner of the neighbouring dwelling immediately to the east, which is known as "Wolverley". The objection letter comments on issues of design and overdevelopment (considered above) and the potential loss of light. Newbury Park slopes appreciably from its highest point at the junction with the Homend to the east, downhill in a westerly direction. This has the effect that Wolverley occupies a position on higher ground than the application site.
- 6.6 The height to the ridge of the proposed extension is 3.5m. First floor windows to Wolverley will not be adversely affected by virtue of their height above the proposed extension. This allied to the ground level differential is considered sufficient to mitigate any perceived loss of light. It should also be noted that a close-boarded fence with trellis, above which there is a considerable amount of foliage, currently defines the boundary between the two properties.

Car parking

- 6.7 The Transportation Manager's comments indicate some concern at the potential for increased on-street parking resulting from the proposed development. This is undeniably true, although it is also recognised that only a small number of dwellings in Newbury Park have associated off-road parking – the dwellings pre-date the period when mass vehicle ownership became the norm. It is not considered that the potential addition of one further vehicle in a cul-de-sac where there are upwards of 40 dwellings could warrant refusal of the application.

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.

- 3 - E17 (No windows in side elevation of extension)**

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

- 4 - F16 (Restriction of hours during construction)**

Reason: To protect the amenity of local residents.

Informatives:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNE2005/2583/F

SCALE : 1 : 1250

SITE ADDRESS : South Cliff, Newbury Park, Ledbury, Herefordshire, HR8 1AU

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