

**13 DCNE2005/3105/F - PROPOSED SIDE EXTENSION AT
CHECKETTS, OLD CHURCH ROAD, COLWALL,
MALVERN, WORCESTERSHIRE, WR13 6ET****For: Mr & Mrs Ashton per Mr C Morton, Rosemead
Ewendine Lane, Colwall, Nr Malvern, Worcestershire,
WR13 6DT****Date Received:**
26th September 2005**Ward:** Hope End**Grid Ref:**
75651, 42824**Expiry Date:**
21st November 2005

Local Member: Councillor R V Stockton and Councillor R Mills

1. Site Description and Proposal

- 1.1 The application seeks permission for a single-storey side extension to the existing dwelling to form a new study, conservatory and cloakroom. Also proposed are internal alterations at first floor, which are manifest externally in the creation of a pitched roof dormer window to the west facing elevation.
- 1.2 The dwelling sits in a spacious plot to the southern edge of Church Road. The site is broadly level throughout, with the exception of the drive from Old Church Road, which slopes upwards towards the property. Land to all aspects is in residential use, the nearest neighbour being 'Hadley' to the west.
- 1.3 There exist a number of mature coniferous trees within the grounds, located predominantly on the north and eastern boundaries of the site. These have the effect of screening the application site when viewed from public vantage points. It should be noted that these trees are afforded protection under the conservation area designation covering the area.
- 1.4 The extension projects towards the east onto an area of lawn and runs the full length of this elevation; 9.8m. It is 4.1m at its widest. The proposed materials to be used in the construction of the extension shall match the existing dwelling.

2. Policies**2.1 Malvern Hills District Local Plan**

Housing Policy 16 – Extensions
Landscape Policy 2 – Areas of Outstanding Natural Beauty
Landscape Policy 3 – Development in Areas of Great Landscape Value

2.2 Herefordshire Unitary Development Plan

Housing Policy 18 – Alterations and Extensions

LA1 – Areas of Outstanding Natural Beauty

3. Planning History

N98/0482/N - Proposed erection of garage/workshop - Approved 15/03/1999

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Traffic Manager - No objection.

4.3 Conservation Manager - No objection.

5. Representations

5.1 Colwall Parish Council - No objection, although attention is drawn to the Public Right of Way (PROW) running adjacent to the application site and the requirement to keep it free of obstruction during the construction phase.

5.2 One letter of representation has been received from Mrs M Ritchie, neighbour, from New Court Cottage, Old Church Road, Colwall. This property is access via the PROW, which also serves as a secondary access to Checketts. No objection is raised to the construction of the extension, although concern is expressed at the use of the PROW by contractor's vehicles and potential for noise disturbance during construction.

5.3 One letter has been received from Skelly and Corsellis (Solicitors) acting on behalf of Mrs Ritchie. This also draws the local planning authority's attention to the use of the PROW as a means of access to Checketts.

5.4 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 application is for a domestic extension and falls to be considered primarily against Housing Policy 16 of the adopted Malvern Hills District Local Plan. The policy states, amongst other things, that extensions should "be at a scale and mass which ensure that the architectural character of the original building is retained and continues to dominate."

6.2 When considered against the host building the extension would read as a modest single-storey addition, which ensures that the objective of the extensions policy is met.

- 6.3 Housing Policy 16 also requires that extensions should not result in undue loss of amenity to nearby properties. In this case it is noted that the proposed dormer window, to serve the proposed shower room, faces the nearest neighbour to the west. It is recommended, therefore, that a condition be imposed requiring that this window be obscure glazed in the interest of safeguarding residential amenity.
- 6.4 The letters of representation do not raise specific objection to the construction of the extension. Rather, they relate to the vehicular crossing of the Public Right of Way, which is a civil issue not material to the consideration of this planning application.
- 6.5 Having regard to Local Plan policies and all other material considerations the application is 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 - **B02 (Matching external materials (extension))**

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

- 3 - **E19 (Obscure glazing to windows)**

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**

- 2 - **The applicant's attention is drawn to the presence of footpath CW10, which runs adjacent to the application site. The right of way should remain open at all times throughout the development. If development works are perceived to be likely to endanger members of the public then a temporary closure order should be applied for, preferably 6 weeks in advance of work starting.**

The right of way should remain at its historic width and suffer no encroachment or obstruction during the works or at any time after completion.

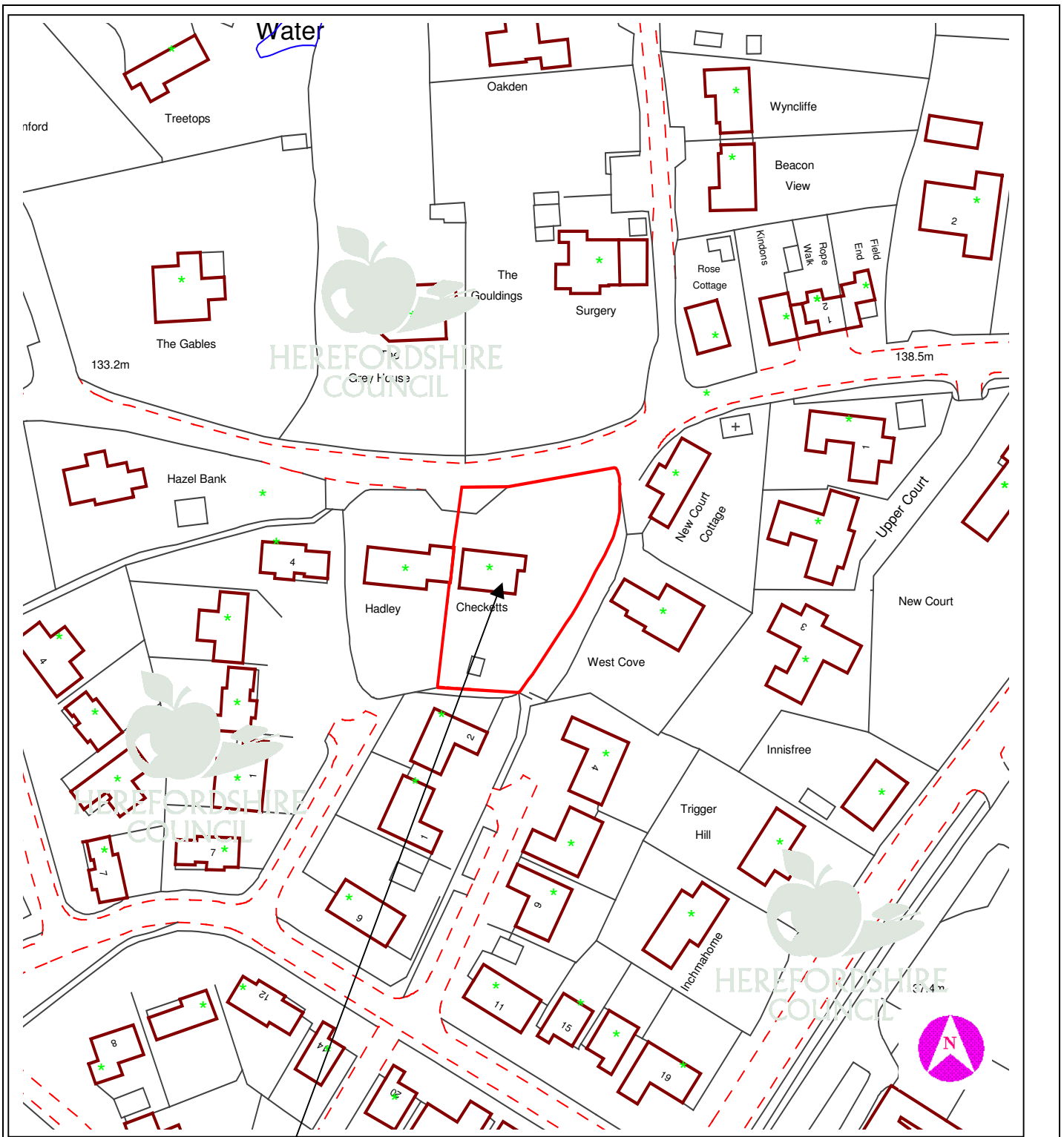
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNE2005/3105/F

SCALE : 1 : 1250

SITE ADDRESS : Checketts, Old Church Road, Colwall, Malvern, Herefordshire, WR13 6ET

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