

**11 DCNC2005/3189/F - PROPOSED TWO STOREY
EXTENSION AND CONSERVATORY AT 5 OLD FORGE,
WHITBOURNE, WORCESTER, HEREFORDSHIRE, WR6
5SB****For: Mr A Judge per Linton Design Group 27 High
Street Bromyard Herefordshire HR7 4AA****Date Received:
4th October 2005****Ward: Bringsty****Grid Ref:
71899, 56710
AJ/CR****Expiry Date:
29th November 2005**

Local Member: Councillor T Hunt

1. Site Description and Proposal

- 1.1 The proposal site is within the settlement boundary of the village of Whitbourne, close to the borders with the County of Worcestershire. Within the Area of Great Landscape Value.
- 1.2 The proposal is for a two-storey extension to the front of the dwelling and a side conservatory.
- 1.3 The proposal is to enlarge the garage and add a bedroom with en-suite bathroom above this. The current plans propose a conservatory at the same level as existing ground floor levels to the side (east, south-east).

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

Housing Policy 3: Settlement Boundaries

Housing Policy 16: Extensions

Landscape Policy 3: Development in Areas of Great Landscape Value

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy H4: Main Villages: Settlement Boundaries

Policy H18: Alterations and Extensions

3. Planning History

None on this site

4. Consultation Summary

Statutory Consultations

4.1 None required

Internal Council Advice

4.2 Transportation Manager: recommends that any permission which this authority may wish to give includes condition H10 for the parking of 3 cars.

5. Representations

5.1 Whitbourne Parish Council:

"The Parish Council has no objection to the principle of the extension but is concerned that the use of render is inappropriate because it is not in keeping with other properties in the street. The Parish Council asks Herefordshire Council to request that the applicant amend the design by replacing the render with brickwork, which matches the materials used in the original dwelling and neighbouring properties.

The Parish Council would like to draw the planners' attention firstly, to the ground level of the proposed conservatory which, due to the slope in the land, will be at a higher level than the neighbouring property which it will overlook. Secondly, the size of all extensions in relation to the original dwelling. Thirdly, that drainage is taken away from neighbouring properties and fourthly, the location maps used are over five years out of date and do not depict the over development of this rural area".

5.2 Two letters of objection have been received from:

Mr and Mrs Butler, 4 Old Forge, Whitbourne, WR6 5SB
Mrs Wright, 6 Old Forge, Whitbourne, WR6 5SB

5.3 The points raised in these letters were as follows:

- i) The resultant conservatory height would be detrimental to the amenity of the neighbouring property (the height from ground level of the proposed conservatory would be over two feet. The patio from number 5 is currently already three and half feet above that the ground floor of number four).
- ii) Incorrect site location plan - this omits current state of development in area.
- iii) Render on front elevation extension is out of place

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 Planning considerations and the key issues in the determination of this application are, i) the impact on neighbours' amenity, and ii) the appropriateness of the design proposal.

- 6.2 The difference in levels means there is potential for overlooking from the conservatory. It is considered that this can be overcome by reducing the floor level of the conservatory by approximately 400mm. This has been recommended as a condition, although it is understood that the applicant is not prepared to do so. If Members agree with this condition, the applicant has right of appeal. The alternative is a refusal.
- 6.3 Concern has been expressed that the proposal includes a rendered finish at first floor level of the main extension. This has been suggested by officers to reduce the impact upon the street scene. The applicant would not object to a wholly brick extension. If Members do not wish to see a rendered finish this can be covered by a condition.
- 6.4 As 3 spaces exist already there is no need for the highway condition suggested.

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 - **A07 (Development in accordance with approved plans)**
Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.
- 3 - **Before the development hereby permitted is commenced revised details of the level of the conservatory shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.**
Reason: In order to protect the residential amenity of adjacent properties.

Informative:

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

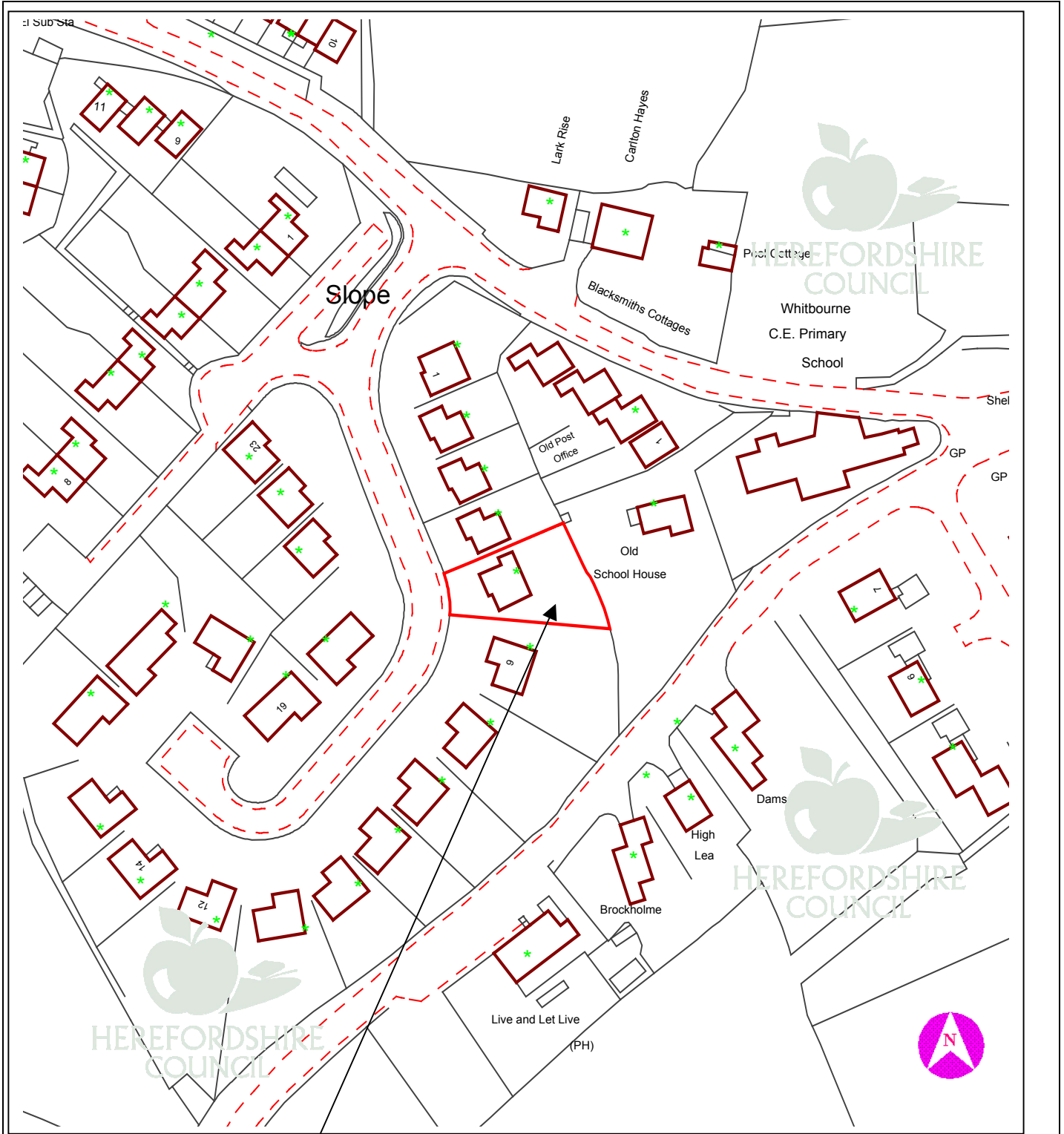
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2005/3189/F

SCALE : 1 : 1250

SITE ADDRESS : 5 Old Forge, Whitbourne, Worcester, Herefordshire, WR6 5SB

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