

13 DCNE2005/4163/F - EXTENSION TO FIRST FLOOR OVER EXISTING GROUND FLOOR EXTENSION AT 3 FALCON LANE, LEDBURY, HEREFORDSHIRE, HR8 2JP

**For: Mr & Mrs C McAlinden per Jacob Pot Architect,
No 9 Lansdown Place Lane, Cheltenham,
Gloucestershire, GL50 2JZ**

Date Received:
28th December 2005

Ward:
Ledbury

Grid Ref:
67797, 38651

Expiry Date:
22nd February 2006

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

1. Site Description and Proposal

- 1.1 The application site is one of a pair of semi-detached properties situated on Falcon Lane. The area is characterised by dwellings grouped randomly along Falcon Lane and the site is one of a small group that lie parallel to, but set back from the road frontage in a slightly elevated position.
- 1.2 The property is rendered with dark stained windows under a tiled roof. The original form of the pair of semi-detached properties is one of a central body with two storey gabled wings to either end. A single storey extension has been added to the property that is the subject of this application.
- 1.3 The proposal seeks to add an extension over the existing single storey side extension. The plans show a full height glazed link to differentiate between the original dwelling and later additions. Its ridge height is slightly lowered by 0.2 metres for a length of 1.5 metres. The main body of the extension continues the same ridge height through as the original dwelling and incorporates a half hipped roof at the gable end to replicate an existing detail.

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

3. Planning History

NE05/3303/F - Proposed extension to first floor over existing side extension - Refused 10/11/05

NE05/0667/F - Proposed extension to first floor over existing side extension - Refused 06/04/05

NE02/0665/F - Addition of a conservatory to single storey extension - Approved 05/04/02

MH91/0752 - Erection of a linking extension and conversion of part built detached garage to residential accommodation – Approved

It should be noted that the two refusals were issued under the scheme of delegation for the following reason:

The local planning authority considers that the proposed extension would, when considered in conjunction with previous additions, have an unacceptable adverse impact upon the character of the original dwelling with the consequence that the original dwelling would no longer be recognisable as the dominant feature architecturally. The development is thus considered contrary to Policy H16 of the adopted Malvern Hills District Local Plan.

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Consultations

4.2 Transportation Manager - No objections.

5. Representations

5.1 Ledbury Town Council - Recommend approval.

5.2 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 Policy H16 of the Malvern Hills District Local Plan requires, amongst other things, that extensions should be:

- Be at a scale and mass which ensures that the architectural character of the original building is retained and continues to dominate; and
- Be to a high standard of design with size, siting and external materials complementing the character and appearance of the original building and its surroundings.

6.2 It is considered that the proposed extension fails to satisfy the above-mentioned policy criteria. The development if permitted would compromise the character of the original semi-detached dwelling to an unacceptable degree, creating a large dwelling uncharacteristic of the immediate area and disproportionate when considered against the neighbouring dwelling.

- 6.3 The current proposal differs from the previously refused schemes as it includes a transitional drop in the ridgeline in an attempt to differentiate between the original dwelling and the current proposal.
- 6.4 In spite of this, it remains your officers opinion that the extension is of a disproportionate scale, which competes with and overwhelms the original dwelling. If permitted, the first floor extension, when taken in conjunction with the previous single storey addition, would have the effect of more than doubling the cubic content of the original.
- 6.5 It is therefore concluded that the proposal does not accord with local plan policy and the application is recommended for refusal.

RECOMMENDATION

Subject to the expiration of the statutory consultation period the officers named in the Scheme of Delegation of officers be authorised to refuse the application for the following reason:

- 1. The Local Planning Authority considers that the proposed extension would, when considered in conjunction with previous additions, have an unacceptable adverse impact upon the character of the original dwelling with the consequence that the original dwelling would no longer be recognisable as the dominant feature architecturally. The development is thus considered contrary to Policy H16 of the adopted Malvern Hills District Local Plan.**

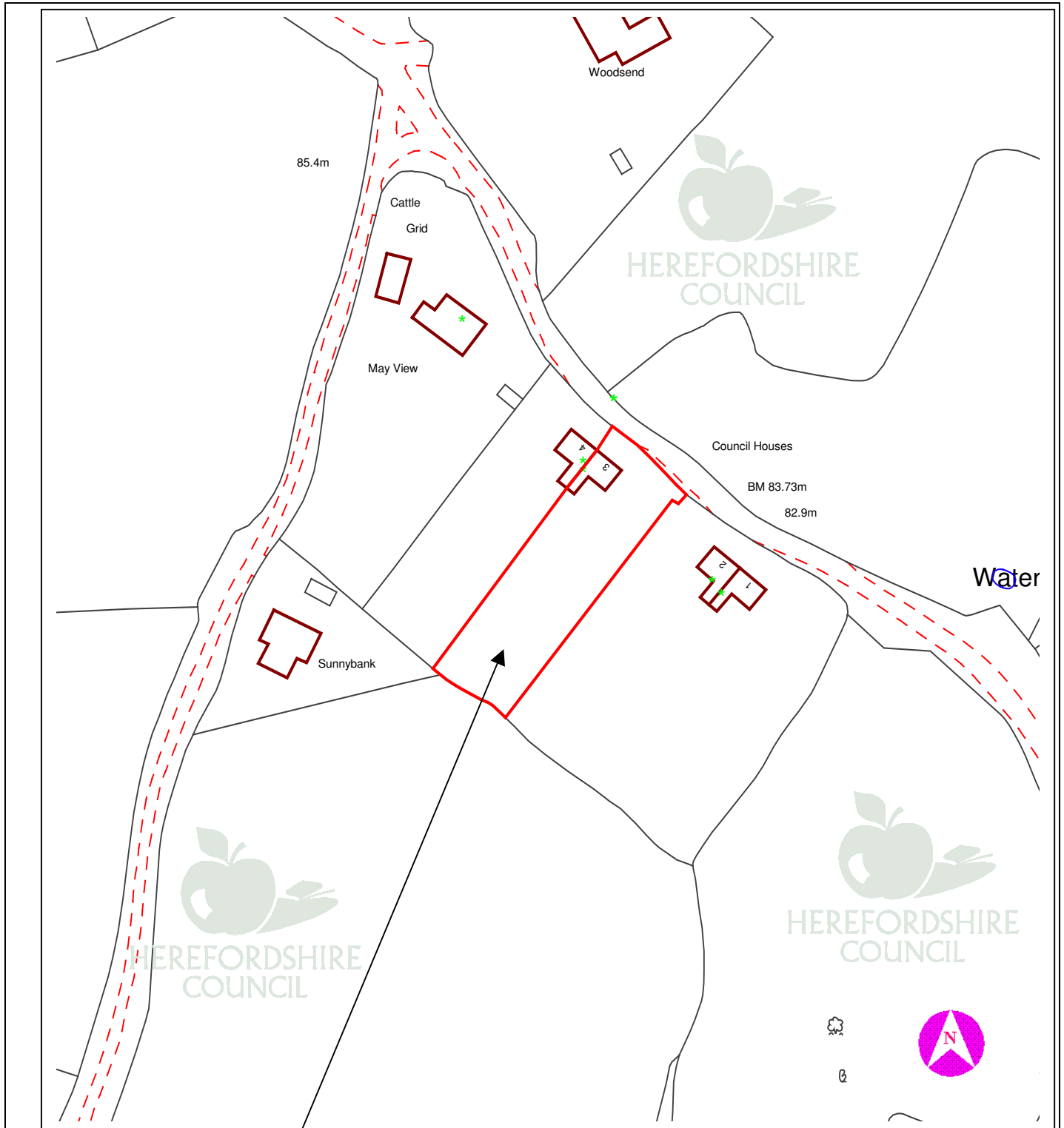
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNE2005/4163/F

SCALE : 1 : 1250

SITE ADDRESS : 3 Falcon Lane, Ledbury, Herefordshire, HR8 2JP

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