

**17 DCNC2005/4075/F - PROPOSED TWO STOREY SIDE EXTENSION AND REAR FIRST FLOOR EXTENSION AT 12 GREEN LANE, LEOMINSTER, HEREFORDSHIRE, HR6 0QJ****For: Mr & Mrs Turner at same address****Date Received:**  
**19th December 2005****Ward: Leominster North****Grid Ref:**  
**49305, 59190****Expiry Date:**  
**13th February 2006****AJ/CR**

Local Member: Councillors Brig P Jones CBE and Mrs J French

**1. Site Description and Proposal**

- 1.1 The site is located within a residential area of the market town of Leominster, and within the settlement boundary.
- 1.2 The site is a dwelling house, attached to Number 14 to the west, and detached from Number 10 to the east.
- 1.3 The proposal is for a two-storey side extension and rear first floor extension over the kitchen. The dimensions of the existing floorspace is 93.75m<sup>2</sup>. The proposed extensions would measure 45.381m<sup>2</sup> an increase of just less than 50% of that which exists.
- 1.4 The rear extension proposal is for an additional fourth bedroom. Whilst the side ground floor extension enlarges the entrance and provides a study, with enlarged bathroom and third bedroom on the first floor.
- 1.5 The height to the eaves for the proposed extension is 5.5m, as for the existing property.

**2. Policies****2.1 Leominster District Local Plan**

Policy A.2: Settlement Hierarchy

Policy A.24: Scale and Character of Development

Policy A.52: Primarily Residential Areas

Policy A.56: Alterations, Extensions and Improvements to Dwellings

**2.2 Planning Policy Guidance 3: Housing****3. Planning History****3.1 None on site**

#### **4. Consultation Summary**

##### Statutory Consultations:

4.1 None required

##### Internal Council Advice

4.2 Highways Manger: No objection to the proposal

#### **5. Representations**

5.1 Leominster Town Council recommend approval but express concern about the size of the proposed extensions and possibility of overshadowing neighbouring property.

5.2 One letter of objection has been received on behalf of the neighbours at no. 14 Green Lane, Leominster.

Points made include:

- Over development
- Overhang by eaves
- Disposal of rain water from no. 12

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 proposal involves the following issues:

- Overdevelopment
- Loss of amenity to neighbours

##### Overdevelopment

6.2 The proposal involves a sizeable extension which is subservient to the rear only. The side extension is at the same level as that which exists, and only slightly set back, this however, in this Officer's opinion is the logical simplification of design, given the variety of roof pitches and levels involved.

6.3 For this town centre residential site, the extension, though sizeable is considered acceptable, in addition the rear extension does not extend the footprint being wholly above the kitchen.

##### Amenity

6.4 Councillors will note that the rear extension is to the north, and side extension to the east of the dwelling. Given these and the distance to other properties other than that in the west, that of no. 14, there is no unreasonable loss of light, privacy or overlooking from the development to any neighbouring properties.

Conclusion

6.5 In your Officer’s opinion this is a sizeable extension but appropriate to the site and area as there is no detrimental loss of amenity to neighbouring properties, neither is there any overdevelopment of the site.

**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 - A06 (Development in accordance with approved plans )**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**

**3 - B01 (Samples of external materials )**

**Reason: To ensure that the materials harmonise with the surroundings.**

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

**Reason: To protect the amenity of local residents.**

**5 - F20 (Scheme of surface water drainage )**

**Reason: To provide adequate surface water disposal within the proposal site.**

**Informative:**

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

Decision: .....

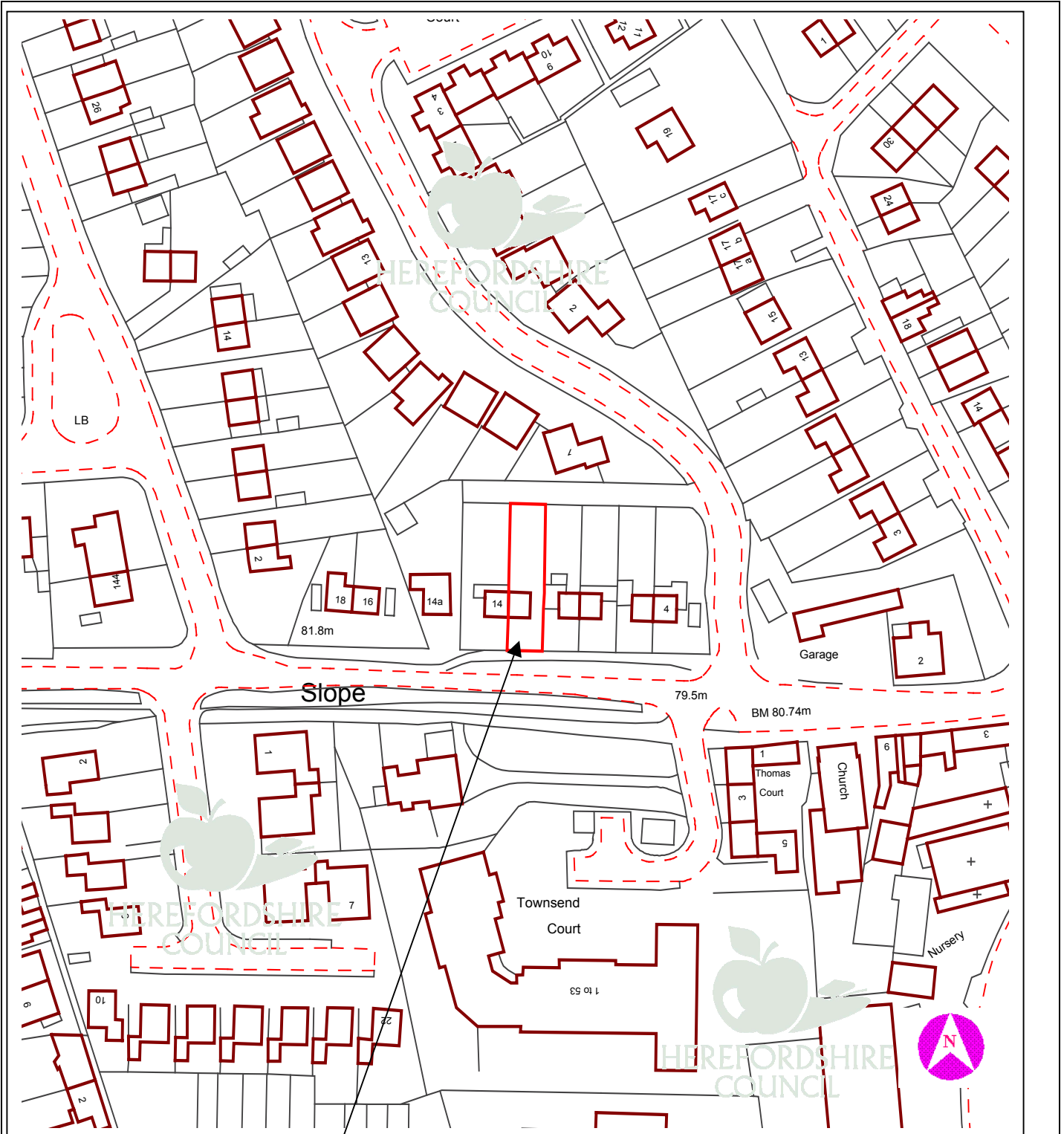
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**Background Papers**

Internal departmental consultation replies.

**AREA SUB-COMMITTEE**



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**APPLICATION NO:** DCNC2005/4075/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** 12, Green Lane, Leominster, Herefordshire, HR6 0QJ

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