

6 DCNE2006/0353/F - PROPOSED TWO STOREY REAR EXTENSION AT BEULAH, BELLE ORCHARD, LEDBURY, HEREFORDSHIRE, HR8 1DD**For: Mr & Mrs Fisher per Josh Thomas Spatial Design
Sunnyside Wayend Street Nr. Ledbury Herefordshire
HR8 1EW****Date Received:
6th February 2006****Ward: Ledbury****Grid Ref:
70912, 38053****Expiry Date:
3rd April 2006**

Local Member: Councillors D Rule MBE, P Harling and B Ashton

1. Site Description and Proposal

- 1.1 The application seeks permission for the erection of a two-storey rear extension at Beulah, Belle Orchard, Ledbury. Beulah is a detached dwelling located to the northern edge of the road in a predominantly residential area, characterised by two-storey semi-detached development set a uniform distance back from the edge of the carriageway.
- 1.2 The proposed extension would abut an existing 2-storey flat roof addition at the rear and effectively "square-off" the dwelling. A traditional gable is proposed, which would run at right angles to the original and face directly down the lengthy rear garden. The ground floor would project beyond the first floor, with the resultant mono-pitch roof dressed in lead. The ground floor would project 6.1m from the rear of the original, with the first floor projecting 4.15m. The resultant accommodation would be a family room and WC at ground floor with an en-suite master bedroom at first floor.
- 1.3 Materials proposed are rendered block work walls under a plain tile roof.
- 1.4 Amended plans demonstrate revisions to the fenestration, annotated to show that the windows facing the neighbour to the west would be obscure glazed. Windows in the north facing elevation are limited to a single 900mm x 900mm window at first floor (serving the bedroom) and patio doors at ground floor.

2. Policies**2.1 Malvern Hills District Local Plan**Housing Policy 16 – Extensions
Transport Policy 8 – Car parking and servicing requirements**2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)**H18 – Alterations and extensions
DR1 - Design

3. Planning History

DCNE2003/3312/F - Erection of porch and replacement of existing garage with new.
Approved 23/12/2003

4. Consultation Summary

Statutory Consultations

4.1 None required

Internal Council Advice

4.2 The Traffic Manager has no objection

5. Representations

5.1 Ledbury Town Council: Object on basis that the proposed extension "would not be in keeping with the original building. There would be an unacceptable loss of light, privacy and amenity to the neighbouring property and as such would be contrary to Housing Policy 18 (2 + 3) of the UDP and Housing Policy 16 of the MHDLP."

5.2 Letters of objection have been received from Mr & Mrs Farley, Lynwood Manor House (neighbouring dwelling to the west), Mr & Mrs Farley, 2 Mulberry Cottage, Orchard Lane and Mr & Mrs Ruscoe of Mulberry Cottage, Orchard Lane. (Mulberry Cottage is 50m to the north of the application site).

The contents can be summarised as follows:

- A modern extension would not be in keeping with an older style house;
- Objection to the choice of materials;
- The neighbour at Lynwood Manor objects on the basis of a loss of privacy arising from the new first floor window in the extension.

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 application falls to be considered against Housing Policy 16 of the adopted Malvern Hills District Local Plan. The key issues in the determination of this application are as follows:

1. Whether the extension allows the original building to remain the dominant feature architecturally;
2. Issues of design, including size, siting and external materials, which should compliment the character and appearance of the original and its surroundings;
3. The provision of adequate parking and amenity space; and
4. The impact upon the residential amenity to nearby properties.

- 6.2 The principal elevation faces onto Belle Orchard and this will remain unaltered by the proposal. The extension is to the rear and it is noted that a number of dwellings in the immediate vicinity have received substantial rear additions. The extension would add in the region of 48 square metres over two floors, which does not appear large by comparison with other extensions in the area. I consider that the first criterion of Local Plan policy Housing 16 is met.
- 6.3 The second criterion relates to the architectural detail of the proposal, including consideration of the materials proposed. The objectors have voiced concern at the proposed use of rendered block work, although it is noted that this has been used to the rear of the adjoining dwelling to the east. The use of rendered blocks in conjunction with brickwork is not uncommon and will normally result in a satisfactory form of development. In some instances a reasoned argument can be put forward from the use of render, where long unbroken sequences of brickwork can appear overbearing. In this instance the use of render will allow the original brick built cottage to remain readily identifiable as such.
- 6.4 Your officer expressed concern at the original choice of window, which was not typical of a dwelling of this period. Amended plans demonstrate more traditional 'cottage' style windows, which are considered to improve the external appearance of the extension. The overall construction is not considered to be overtly 'modern' as is suggested by the objectors. Rather a traditional gable is proposed with rendered block work and 'traditional' windows.
- 6.4 The rear garden is large and would allow for a provision of amenity space in excess of what could be considered reasonable for a property of this size. The Traffic Manager has no objection to the development and it is noted that two tandem spaces are available within the curtilage of the property, alongside on street parking if necessary.
- 6.6 The final policy criterion is concerned with the protection of amenity to neighbouring properties. In this respect concern has been expressed by the neighbour to the west 'Lynwood Manor House' at the first floor window in the north-facing elevation. The immediate neighbour accepts that the use of frosted glass to the windows in the flank elevation is "a better option" and this can be governed by condition. With reference to the first floor window it is considered appropriate to examine the existing arrangement. At present there is a large sash window and another smaller window in the west facing elevation of the existing flat roof extension. These look straight at the east facing elevation of Lynwood Manor. Likewise, a large casement window in the east facing elevation of Lynwood allows direct inter-looking at a distance of approximately 11 metres. The proposed first floor window is 900mm x 900mm and faces directly down the garden rather than westwards towards the neighbour. It is argued therefore that privacy is improved and the propensity for overlooking reduced.
- 6.7 The application demonstrates that the first floor extension would not breach the 45-degree "rule of thumb" and as such loss of light does not constitute an issue. Moreover, Lynwood Manor House is located to the west of the application site and sunlight would not be obstructed by an extension to the rear of Beulah to the east.
- 6.8 In conclusion the application demonstrates compliance with the criterion set down in Housing Policy 16 and notwithstanding the documented objection the application is recommended for approval subject to the following conditions

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 - A09 (Amended plans)**

Reason: To ensure the development is carried out in accordance with the amended plans.

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

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

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

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

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

Reason: To protect the amenity of local residents.

Informative:

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

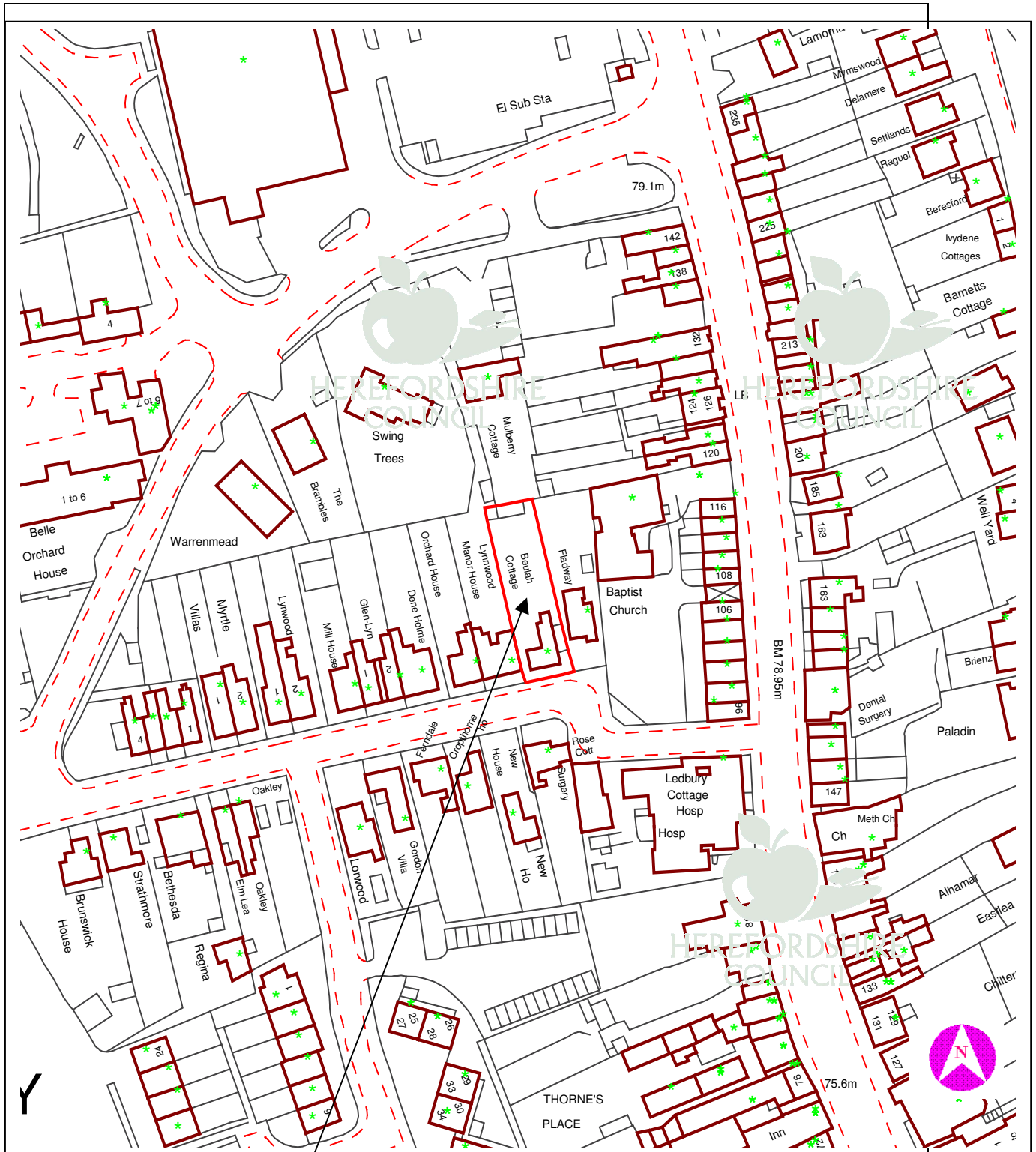
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNE2006/0353/F

SCALE: 1 : 1250

SITE ADDRESS: Beulah, Belle Orchard, Ledbury, Herefordshire, HR8 1DD

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