

**7 DCNE2006/1048/F - PROPOSED SINGLE STOREY
REAR EXTENSION AT 10 BROOKE ROAD, LEDBURY,
HEREFORDSHIRE, HR8 2UP****For: Mr & Mrs P Atkins per Gibson Associates, Bank
House, Bank Crescent, Ledbury, Herefordshire, HR8
1AA****Date Received:
4th April 2006****Ward: Ledbury****Grid Ref:
70288, 38421****Expiry Date:
30th May 2006**

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

1. Site Description and Proposal

- 1.1 This application relates to number 10 Brooke Road, Ledbury. Brooke Road is part of a modern housing estate. This property is an end of terrace three-bedroomed house constructed with yellow/buff bricks and grey concrete pantiles. Attached to the south-western flank of the property are three attached garages, the first of which is in the applicant's ownership.
- 1.2 The proposal is to erect a single storey rear extension. This extension would be set in 0.4 metres from the boundary with number 8 Brooke Road, would have a depth of 3 metres and a width of 6.1 metres. This would mean that the extension would return to the rear wall of the attached garage within the same ownership that is recessed by 0.9 metre from the rear wall of the house itself. The extension would have a pitched roof with a hip at its south-western end and a gable at the north-eastern end. The extension would provide a separate dining room.
- 1.3 The application is being reported to Committee, as one of the applicants is a member of staff within the Planning Services.

2. PoliciesPlanning Policy Guidance

PPS.1 – Delivering Sustainable Development

Hereford and Worcester County Structure Plan June 1993

CTC.9 Development requirements

Malvern Hills District Local Plan 1998

Housing Policy 16

Herefordshire Unitary Development Plan Revised Deposit Draft May 2004

H18 – Alterations and extensions

3. Planning History

None relevant.

4. Consultation SummaryStatutory Consultations

4.1 None.

Internal Council Advice

4.2 Transportation Manager - No objection to the grant of planning permission.

5. Representations

5.1 None received.

6. Officers Appraisal

6.1 The proposed extension is sited to the rear of the dwelling such that there would be no visual impact within the street scene. The depth of the proposed single storey extension is considered appropriate being only three metres. This ensures that the occupiers of the dwelling retain a sufficient rear garden area.

6.2 The limited depth of the extension and its limited height, being only single storey, ensures that the neighbours at number 8 Brooke Road do not suffer any undue massing affect or loss of light. In addition, given that no windows are proposed in the north-eastern flank elevation and a close boarded fence of some 1.8 metres exists along the north-eastern boundary of the site, ensures that the occupiers of number 8 Brooke Road would not suffer any loss of privacy.

6.3 The proposed extension is subordinate to the original dwelling and respects the original building and is considered to comply with relevant policy.

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.

Informative:

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

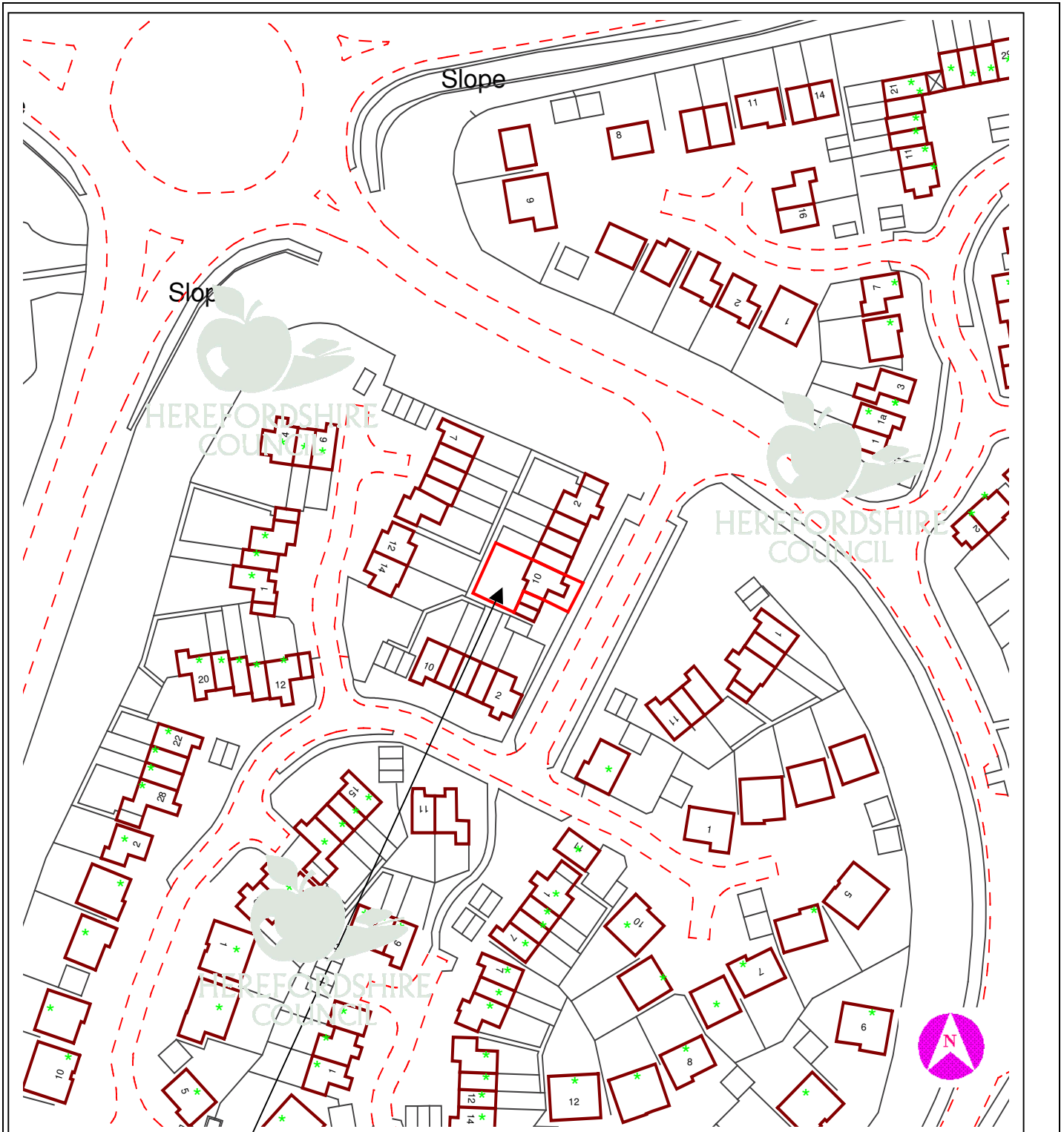
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNE2006/1048/F

SCALE : 1 : 1250

SITE ADDRESS : 10 Brooke Road, Ledbury, Herefordshire, HR8 2UP

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