

**16 DCNC2006/0626/F - FORMATION OF FIRST FLOOR  
REAR EXTENSION AT 9 THE MEADOWS,  
LEOMINSTER, HEREFORDSHIRE, HR6 8QY****For: Mr D Edwards at above address.****Date Received:****Ward: Leominster  
North****Grid Ref:****28th February 2006****49181, 59255****Expiry Date:****25th April 2006**

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

**1. Site Description and Proposal**

- 1.1 9 The Meadows is located within a residential area in Leominster. It is one of a pair of semi-detached dwellings, 11 being conjoined and located immediately to the north. It is of a standard design; red brick under a concrete tile roof, and faces onto the road with a gable end. Both 9 and 11 have been extended to the rear with flat roof single storey extensions.
- 1.2 This application is for the addition of a second storey over the flat roofed element of 9. The plans indicate that this will be built in materials to match the existing dwelling. Its roof plane will follow that of the main dwelling, with its ridge some 1.8 metres lower. An amendment to the originally submitted plans shows that guttering at the boundary with 11 will now be boxed rather than overhanging onto the adjoining property.

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

A54 – Protection of residential amenity

A56 – Alterations, extensions and improvements to dwellings

**2.2 Herefordshire UDP (Revised Deposit Draft)**

H18 – Alterations and extensions

**3. Planning History**

- 3.1 None identified.

**4. Consultation Summary****Statutory Consultations**

- 4.1 None required.

**Internal Council Advice**

4.2 Traffic Manager: No objections.

## 5. Representations

5.1 Leominster Town Council - recommends approval.

5.2 One objection has been received from W G Williams, 11 The Meadows, Leominster. Comments have been received in relation to the original submission and the amended plans and can be summarised as follows:

- Concerned that proposal will cause a loss of daylight and privacy.
- Possibility of development encroaching onto 11 The Meadows.
- Possibility that the development will cause subsidence.

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 acceptability or otherwise of this application rests on the potential impact on residential amenity to 11 The Meadows. In terms of scale and design, the proposal is very much subservient to the original dwelling and accords with the requirements of policy A56 of the Local Plan and the relevant parts of H18 of the UDP.

6.2 The property is positioned in an east/west plane and consequently shadows are cast to the front and rear, rather than across the gardens of adjoining dwellings. This situation will not be fundamentally altered by the proposal and therefore does not provide sufficient grounds to refuse the application.

6.3 The existing dwelling has a single large window serving a bedroom in the rear elevation. The proposal will create a new bedroom to be served by two smaller windows. However, there is no demonstrable change in the existing situation and therefore no change to the privacy levels currently enjoyed by no 11.

6.4 The issue of encroachment onto 11 is a civil matter. It was clear from the original submission that guttering would overhang, but this has been addressed by amendments showing guttering to be boxed. It is no longer evident from the plans that there is any encroachment.

6.5 The issue of structural stability and the capability of the flat roofed extension to accommodate the first floor addition is a matter to be addressed through an application for Building Regulations approval.

6.6 It is therefore concluded that the proposal accords with the identified Development Plan policies. It will not cause any demonstrable loss of privacy or daylight and therefore the application is recommended for approval.

## 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 - B02 (Matching external materials (extension) )**

**Reason: To ensure the external materials harmonise with the existing building.**

**Informatives**

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

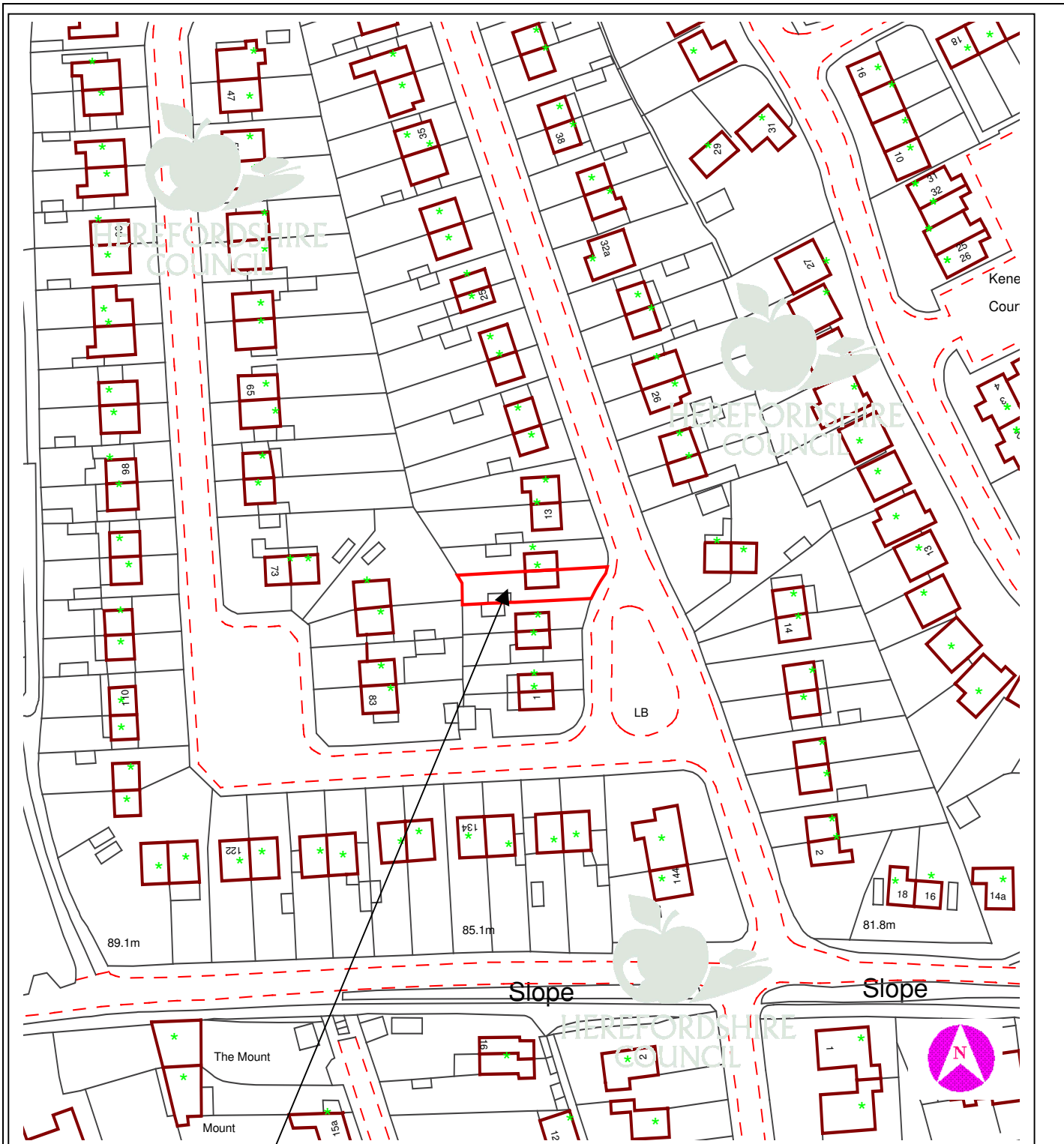
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNC2006/0626/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** 9 The Meadows, Leominster, Herefordshire, HR6 8QY

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