

22 DCNC2006/1331/F - PROPOSED TWO STOREY SIDE EXTENSION AT APPLE BLOSSOM COTTAGE, LAUNDRY LANE, LEOMINSTER, HEREFORDSHIRE, HR6 8JT**For: Mr & Mrs Clegg per Mr S Potter Pomona Office
Pomona Drive Kings Acre Road Hereford HR4 0SN****Date Received:****Ward: Leominster
South****Grid Ref:****28th April 2006****49682, 58091****Expiry Date:****23rd June 2006**

Local Member: Councillors R Burke and J P Thomas

1. Site Description and Proposal

- 1.1 The site is located in the south of the market town of Leominster, in an area designated as primarily residential in the Leominster Local Plan.
- 1.2 The proposal is for a two-storey side extension to this semi-detached dwelling.
- 1.3 The site is adjacent to a public right of way.

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

- A 2 - Settlement Hierarchy
- A 24 - Scale & Character of Development
- A 52 - Primarily Residential Areas
- A 56 - Alterations, Extensions and Improvements to dwellings

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

- S1 - Sustainable development
- S3 - Housing
- H1 - Hereford & the market Towns: settlement boundaries & established residential areas
- H13 - Sustainable residential design
- H18 - Alterations & extensions

2.3 National Guidance

Planning Policy Guidance 3: Housing

3. Planning History

N98/0446/N - Pair of semi-detached dwellings on plot adjacent to The Sallies, Laundry Lane. Approved with conditions 20.10.98

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 The Traffic Manager has no objection to the granting of permission.

4.3 The Public Rights of Way Officer states that the proposed development would not appear to affect public footpath ZC101, which runs along Laundry Lane, and we have no objection to this application.

5. Representations

5.1 The Town Council objects to the proposal and comments as follows: "Recommends refusal as this would constitute overdevelopment. It would overshadow the neighbouring property and would be too close to the boundary fence".

5.2 Representations have been received from one member of the public:

Mr GJ Pritchard, 8 Richard Weaver Court, Hereford.

Concerns are raised about:

- effluent disposal and flooding;
- proximity to a Public Right of Way;
- landscape matters;
- encroachment onto Laundry Lane.

The effluent concerns have been forwarded to the Environmental Health Manager but are not relevant to this application. The PROW Officers response above confirms no impact on the adjacent PROW. The remaining issues are also noted but not relevant to this application and are civil matters.

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 Town Council's objections are noted. However, in line with current policies, overdevelopment would not, in your officer's opinion, be a substantiationable refusal reason for this case. Likewise, though the extension proposal includes building to the boundary line, this again is not a categorical refusal reason. The location of the proposal in relation to the neighbour's property prevents the possibility of overshadowing. The Town Council's objections would therefore appear to be mitigated and the proposal is therefore recommended for approval subject to 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 - A06 (Development in accordance with approved plans)

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

Informatives:

1 - N14 - Party Wall Act 1996

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

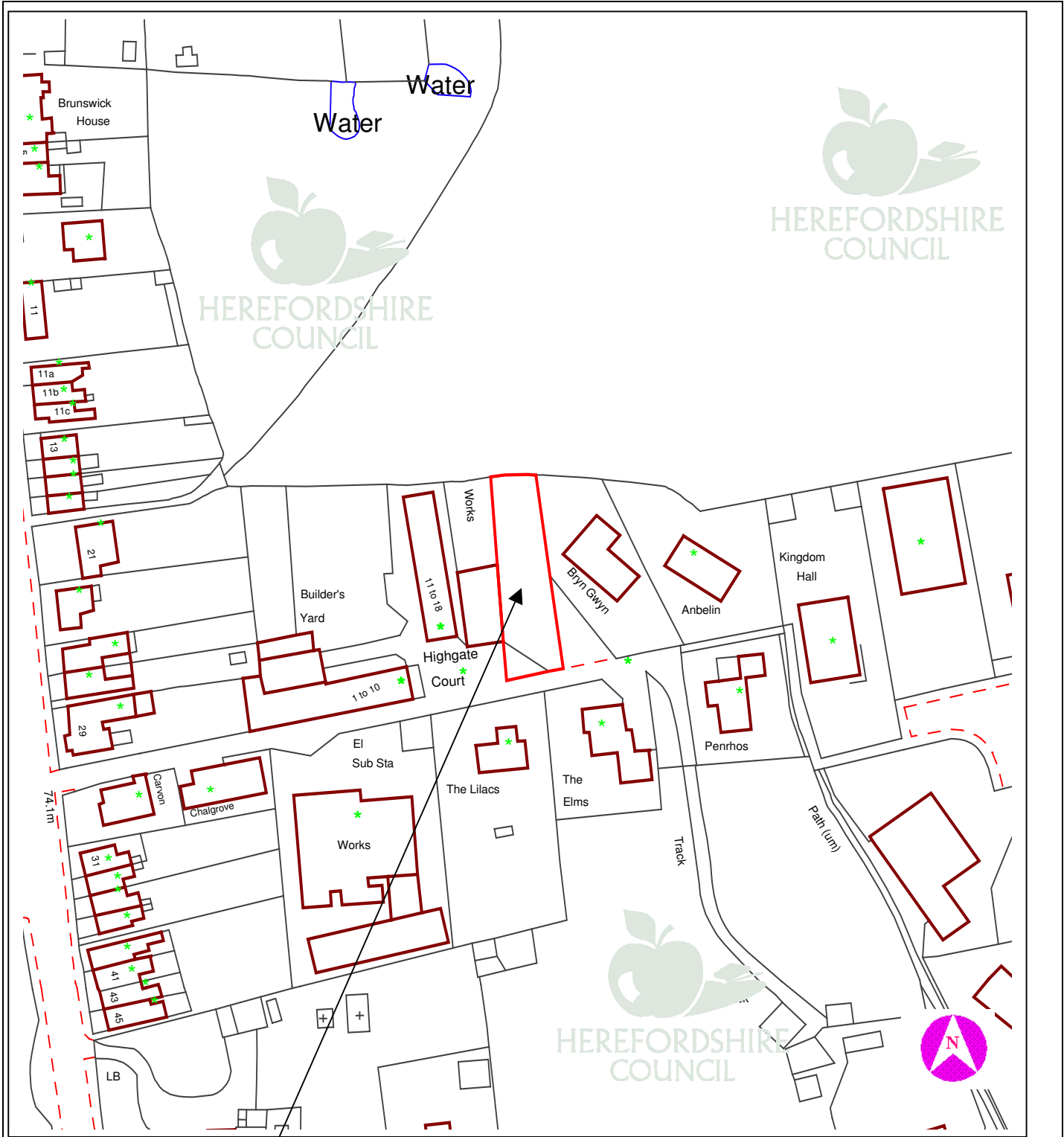
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2006/1331/F

SCALE : 1 : 1250

SITE ADDRESS : Apple Blossom Cottage, Laundry Lane, Leominster, Herefordshire, HR6 8JT

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