

**12 DCNW2006/1288/F - FIRST FLOOR EXTENSION AT CHAPEL COTTAGE, WEST STREET, PEMBRIDGE, LEOMINSTER, HEREFORDSHIRE, HR6 9DT****For: Mr & Mrs Palmer per Mr R Pritchard, The Mill, Kenchester, Hereford, HR4 7QJ****Date Received: 24th April, 2006      Ward: Pembridge & Lyonshall with Tittle      Grid Ref: 39028, 58153****Expiry Date: 19th June 2006**

Local Member: Councillor R Phillips

**1. Site Description and Proposal**

1. The application site comprises a detached dwelling which fronts the A44 in the centre of Pembridge Village adjacent to the former Methodist Chapel building. The dwelling is a brick built cottage with a large single storey extension which projects to the rear and garden which is elevated above the level of the dwelling and adjacent highway. There are walkways to either side of the property serving the adjacent dwelling (Lyndhurst) and chapel building. The cottage lies within the Pembridge Conservation Area.
- 1.2 Planning permission is sought for the extension of the property and formation of a first floor above part of the existing single storey extension. The extension would project for 4.1m along the extension before stepping down for 2.8m. The extension would join the main roof of the dwelling at a level 1.1m below the ridge height of the existing dwelling. It is proposed that the building would be timber clad above the oak framed ground floor and would have a slate roof to match the existing dwelling. The rooms created would be used as a bedroom and windows are proposed to the side and end elevation.

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

Policy A24	-	Scale and Character of Development
Policy A54	-	Protection of Residential Amenity
Policy A56	-	Alterations, Extensions and Improvements to Dwellings
Policy A70	-	Accommodating Traffic from Development

**2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)**

Policy S2	-	Development Requirements
Policy DR1	-	Design
Policy H18	-	Alterations and extensions

**3. Planning History**

- 3.1 NW2000/0731/F - Proposed single storey extension to the rear of the property. Approved 9th May, 2000.

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

##### Statutory Consultations

4.1 None required.

##### Internal Council Advice

4.2 Traffic Manager: No objection to this application.

#### **5. Representations**

5.1 Pembridge Parish Council: No objection to this application.

5.2 One letter of objection has been received from Peter Klein, Lyndhurst, High Street, Pembridge who makes the following points:

- Overlooking of their garden, and into the two existing side windows of their house from the window in the side elevations;
- Loss of daylight to windows in the side elevation serving the bathroom and kitchen;
- Photos have been submitted showing the potential effect of the extension;
- The proposal conflicts with Policies A21, A56 of the Leominster District Local Plan and HBA6 of the Unitary Development Plan as the extension would not complement the original cottage or the existing single storey extension nor enhance the character of the conservation area;
- The visual effects would be unsympathetic and incongruous giving the impression of a garden shed stuck on the roof and would have an overbearing and dominant effect on what was once a modest and affordable red brick cottage;
- No other properties have got two storey extensions.

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 main issues for consideration is the determination of this application area as follows:

- a) The impact of the proposed extensions on the character of the dwelling and Conservation Area;
- b) The impact of the use on the amenities if the occupiers of the adjoining properties.

6.2 The linear form of the existing ground floor extension lends itself to this simplistic form of development and the stepped effect of the two extensions help to reduce the overall impact of the two-storey extension. Although the extensions will increase quite substantially the overall size of the dwelling they will not overwhelm the existing cottage. As such the proposed extensions are considered to accord with Policies A24 and A56 of the Leominster District Local Plan. It is not considered that the proposal is unacceptable in respect of the Conservation Area.

- 6.3 The main cause for concern in relation to the impact of the proposed extension lies with the impact on the neighbouring property, Lyndhurst. This property lies in relatively close proximity (approximately 2m) and has two windows in its side elevation. I accept that the proposed window at first floor level in the side elevation of the dwelling could cause overlooking and amenity issues and it has been agreed that this window should be obscure glazed to reduce this potential
- 6.4 The loss of daylight and overbearing nature of this extension has also been carefully considered but given the distance between the two dwellings and nature of the windows it is not considered that a reason for refusal could be sustained on these grounds. As such the proposal, with the appropriate conditions would conform to Policies A54 and A56 of the Leominster District Local Plan.

**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 **E18 (No new windows in specified elevation )**  
**Reason: In order to protect the residential amenity of adjacent properties.**
- 5 **E19 (Obscure glazing to windows )**  
**Reason: In order to protect the residential amenity of adjacent properties.**

**Informative**

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

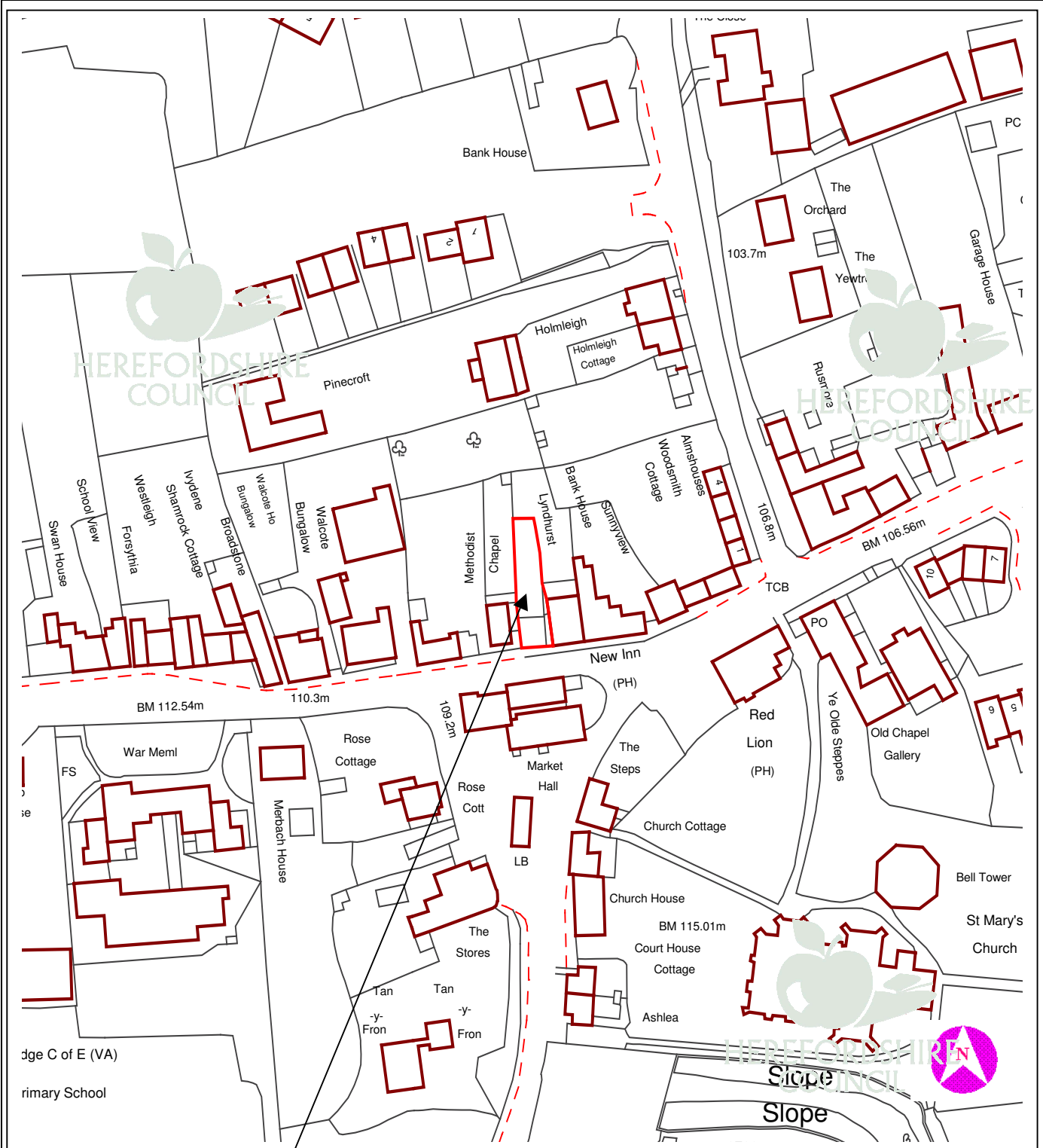
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNW2006/1288/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Chapel Cottage, West Street, Pembridge, Leominster, Herefordshire, HR6 9DT

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