

18 DCNW2006/1573/F - CONVERSION OF ATTIC TO INCLUDE DORMER WINDOW TO REAR AND VELUX ROOFLIGHTS AT GOOSE COTTAGE, ORLETON COURT, ORLETON, NR. LUDLOW**For: Mr & Mrs Burrows, per Mr D R Davies, 23 Charlton Rise, Ludlow, Shropshire, SY8 1ND****Date Received: 23rd May, 2006 Ward: Bircher Grid Ref: 49268, 67269****Expiry Date: 18th July, 2006**

Local Member: Councillor W.L.S. Bowen

1. Site Description and Proposal

- 1.1 The application site is a semi-detached modern brick built dwelling that lies in a corner position on Mortimer Mews in the centre of the village and conservation area of Orleton.
- 1.2 The proposal is for the conversion of the existing attic to living accommodation. In order to facilitate this dormer window is proposed to the rear elevation. The dormer window is situated above the eaves level and has a pitched style roof. Three velux windows are also shown to the rear elevation but these do not require the express benefit of planning permission.

2. Policies**2.1 Leominster District Local Plan (Herefordshire)**

- | | | |
|------------|---|---------------------------------------|
| Policy A21 | - | Development within Conservation Areas |
| Policy A24 | - | Scale and Character of Development |

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

- | | | |
|-------------|---|---|
| Policy S2 | - | Development Requirements |
| Policy HBA6 | - | New Development within Conservation Areas |
| Policy DR1 | - | Design |

3. Planning History

- 3.1 NW2005/3349/F - Velux roof lights to south elevation and dormer to rear. Refused 21st November, 2005 for the following reason:

'The proposed dormer window, by virtue of its scale, design and external appearance would constitute an unsympathetic extension to the existing dwelling and is thus contrary to Policy A21(A) of the Leominster District Local Plan'.

- 3.2 NW2001/1053/F - Erection of four dwellings with parking area. Approved.

4. Consultation Summary

Statutory Consultations

4.1 None.

Internal Council Advice

4.2 Traffic Manager: No objection to the grant of permission.

4.3 Conservation Manager: No objection subject to details of materials.

5. Representations

5.1 Orleton Parish Council: The Parish Council opposes the application for the following reasons:

1. It is architecturally unsympathetic to the adjacent bungalows and imbalance the Orleton Court development, thus causing damage to the Conservation Area.
2. To create a 3 bedroom/3 bathroom house on this site conflicts with the policy on which the original development was approved with the loss of affordable housing.

5.2 One letter of concern has also been received from the adjoining neighbour, Joan Sparrow, Walnut Cottage, 5 Orleton Court, who raises concern in relation to the structural implications of the proposed dormer window on her property.

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 in the determination of this application are as follows:

- a) The impact of the proposed building on the character and appearance of the conservation area and setting of the listed building;
- b) The impact of the use on the amenities of the occupiers of the adjoining properties.

6.2 The application site, lies within the Orleton Conservation Area, and is clearly visible from both of the adjacent highways and public viewpoints. The surrounding area has a mix of bungalows and two storey dwellings: the adjacent dwelling also incorporates a pitched roof dormer window. This application is a re-submission following the refusal of a cat slide type dormer window, which was considered uncharacteristic of the Conservation Area. This revised scheme has a more traditional pitched roof that is in scale and keeping with both the dwelling and the character of the surrounding Conservation Area. The impact on the street scene is minimal, and overall the proposal preserves the character and appearance of the Conservation Area in accordance with Local Plan Policy A21 and national guidance contained within Planning Policy Guidance 15.

6.3 As this window would introduce a window at a second floor level, the impact of this on nearby residents was also considered. Having regard to the distances between the dwellings the proposal would not cause detriment to the living conditions currently enjoyed.

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 B01 (Samples of external materials)

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

3 C05 (Details of external joinery finishes)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

4 C10 (Details of rooflights)

Reason: To ensure the rooflights do not break the plane of the roof slope in the interests of safeguarding the character and appearance of this building of [special] architectural or historical interest.

INFORMATIVES:

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

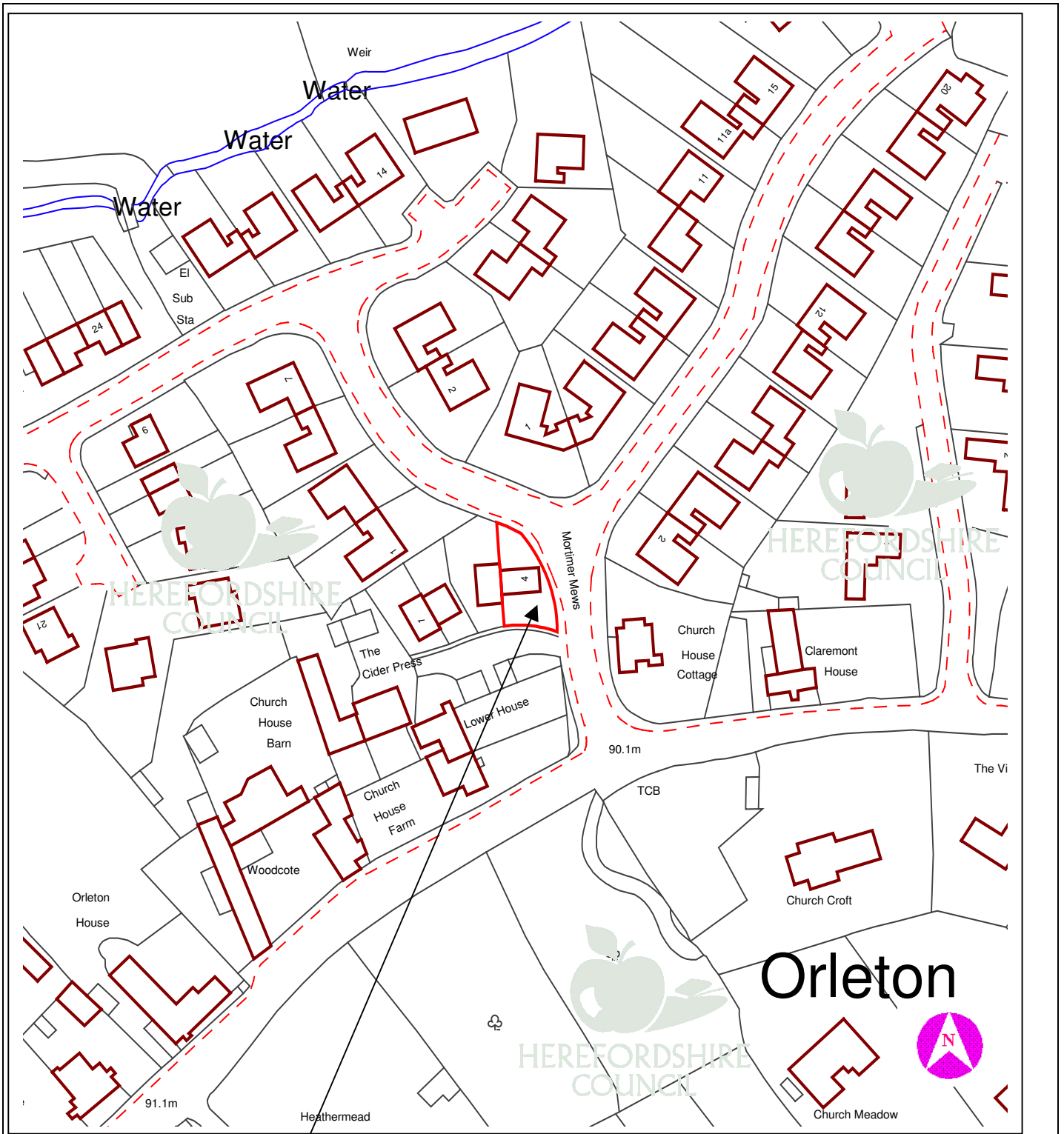
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW2006/1573/F

SCALE : 1 : 1250

SITE ADDRESS : Goose Cottage, Orleton Court, Orleton, Nr. Ludlow

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