

10 DCNC2006/2096/F - PROPOSED CONSTRUCTION OF A SINGLE STOREY EXTENSION TO REAR AND NEW FRONT PORCH AT 2 YEW TREE COTTAGES, LITTLE HEREFORD, LUDLOW, SHROPSHIRE, SY8 4BA**For: Mr & Mrs M Davies per Nicholas C Brown BArch
The Farm, Orleton, Cleobury Mortimer, Worcs DY14
0TA****Date Received:****28th June 2006****Expiry Date:****23rd August 2006****Ward: Upton****Grid Ref:****54749, 66804**

Local Member: Councillor J Stone

1. Site Description and Proposal

- 1.1 2 Yew Tree Cottages lies at the middle of a terrace of three red brick houses, occupying a position adjacent to the road, at a level approximately one metre lower than the carriageway. The site lies in an area of open countryside characterised by sporadic groups of development.
- 1.2 The application is for the erection of a new porch over the front door and a single storey extension to the rear. The porch has an external footprint of 3.4m² and a height to its ridge of 3.5 metres, to be constructed in materials to match.
- 1.3 The single storey extension is irregularly shaped due to an addition made to Hazeldene. Predominantly taking the form of a wing extending into the garden, a combination of lean-to roof and valley are necessary to make the best use of the space available. Again, the extension is finished in materials to match.

2. Policies**2.2 Leominster District Local Plan**

A54 - Protection of Residential Amenity

A56 - Alterations, Extensions and Improvement to Dwellings

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)

H18 - Alterations and Extensions

3. Planning History

- 3.1 None relevant to this application.

4. Consultation Summary

Statutory Consultations

4.1 None Required

Internal Council Advice

4.2 Transportation Manager - No objection

5. Representations

5.1 Little Hereford Parish Council - Concerns that the porch will be too close to the highway.

5.2 Two letters of objection have been received from Mr N Whitehouse, Rose Corner, east Grinstead, West Sussex (owner of 1 Yew Tree Cottage) and Mr E Whitehouse, 1 Yew Tree Cottage, Little Hereford (tenant). In summary the points raised are as follows:

- The proposal will adversely affect daylight to the kitchen window of 1 Yew Tree Cottage.
- There is no right of access. Difficult to see how the extension will be built.
- Kitchen window and door will over look 1 Yew Tree Cottage.

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 key considerations of this proposal are the design and scale of the extension, its impact on the amenity of no 1 Yew Tree Cottage and the impact on highway safety of the proposed porch.

6.2 No objections have been raised in relation to the scale or design of the proposals. The footprint of the porch is just above the permitted development allowance and is not considered overly large. The extension to the rear is proportionate to the rest of the dwelling and in the context of the terrace as a whole. The irregular shaped design is influenced by the boundary with Hazeldene and the narrowness of the garden, but does not detract from its overall appearance. The scheme therefore accords with the relevant policy criteria in this respect.

6.3 Turning to the issues of overshadowing and overlooking, the proposed extension is orientated east/west of the kitchen window to no 1. The orientation of the buildings are such that shadowing beyond the middle part of the day will be caused by the dwellings themselves over the rear garden. It is not considered that the proposal will result in such a harmful degree of overshadowing to warrant refusal.

6.4 In terms of overlooking, a single kitchen window will overlook the curtilage of no 1. This is not considered to be so harmful to amenity to warrant refusal, but it is recommended that a condition is imposed preventing the addition of further windows in this elevation.

- 6.5 The porch is not so far from constituting permitted development. It is set at a level significantly lower than the road and not dissimilar to a neighbours porch. No objection is raised by the Transportation Manager.
- 6.6 Concerns raised regarding access during construction are a civil matter and not a material planning consideration.
- 6.7 It is therefore concluded that the scheme accords with the relevant local plan policies and the application is recommended for approval.

RECOMMENDATION

That planning permission be granted subjected 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 - E17 (No windows in side elevation of extension)**
Reason: In order to protect the residential amenity of adjacent properties.

Informative:

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

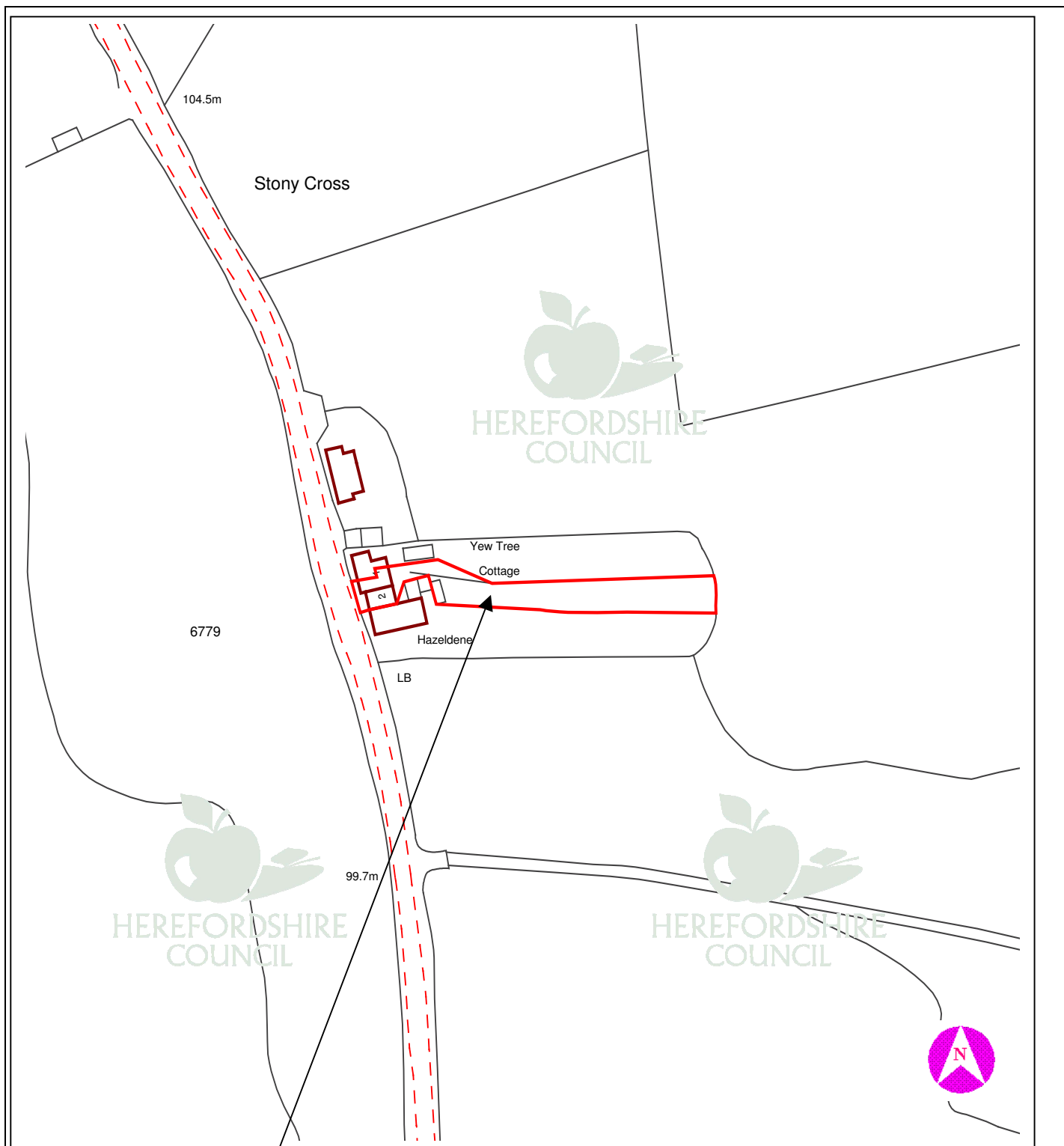
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2006/2096/F

SCALE : 1 : 1250

SITE ADDRESS : 2 Yew Tree Cottages, Little Hereford, Ludlow, Herefordshire, SY8 4BA

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