

**13A DCNC2006/2454/F - PROPOSED TWO STOREY EXTENSION AND ALTERATIONS AT 114 THE BARGATES, LEOMINSTER, HEREFORDSHIRE, HR6 8QU**

**13B DCNC2006/2455/C - DEMOLITION OF EXISTING GARAGE AND REAR EXTENSION AND ERECTION OF TWO STOREY EXTENSION AND ALTERATIONS AT ABOVE ADDRESS.**

**For: Mr & Mrs S Littleworth per Mr D F Baume, David F Baume Chartered Architect, Churchways, Jewkes Lane, Kington on Teme, Worcestershire WR15 8LZ**

**Date Received:**

**28th July 2006**

**Expiry Date:**

**22nd September 2006**

Local Members: Councillors J French and Brig P Jones CBE

**Ward:**

**Leominster North**

**Grid Ref:**

**48801, 59005**

## **1. Site Description and Proposal**

- 1.1 114 The Bargates is one of a pair of symmetrically designed, semi detached houses lying within Leominster Conservation Area. They are inter-war dwellings dating from the 1930s characterised by their hipped roof and full height bay windows. The property is part brick, part render with a tiled roof. A single garage has been added to the side.
- 1.2 The application proposes to demolish a single storey element to the rear of the dwelling and replace it with a two storey extension on the same footprint. The scheme also includes a single storey addition with a hipped roof between the new two storey extension and the boundary with 112 The Bargates, and a small open sided addition to the side over the kitchen door. The scheme is detailed to match the existing dwelling with part brick and render.
- 1.3 A separate application for Conservation Area Consent is also to be considered at this time.

## **2. Policies**

### **2.1 Leominster District Local Plan**

A21 - Development within Conservation Areas

A54 - Protection of Residential Amenity

A56 - Alterations, Extensions and Improvements on Dwellings

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

H18 - Alterations and Extensions

HBA6 - New Development within Conservation Areas

HBA7 - Demolition of Unlisted Buildings within Conservation Areas

**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.

4.3 Conservation Manager - The proposal accords with discussions held on site and is the result of compromise. I am content that the proposal maintains the symmetry and balance of the roadside elevation. Therefore no objection subject to materials and joinery conditions.

**5. Representations**

5.1 Leominster Town Council - recommends approval.

5.2 One letter of objection has been received from Mr &amp; Mrs Cottingham, 112 The Bargates. In summary the points raised are as follows:

5.2.1 Concerns over noise during construction if permission is granted.

5.2.2 The proposal will cause an imbalance to the symmetrical appearance of the properties.

5.2.3 The development will cause a loss of daylight to the rear of 112, and in particular a conservatory.

5.2.4 The development is overbearing. "According to the plans, the build is to replace the boundary fence. I will not permit our fence to be taken down as it is a joint fence. The single storey extension has a sloping roof on our side, which will need guttering and maintenance, and if permitted, will need to be a distance from the joint fence to allow for this. This needs to be looked at, and should have been discussed by now."

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 arising from this application relate to design and residential amenity.

6.2 As highlighted in the comments of the Conservation Manager, the design of the proposal has been the subject of discussion prior to submission. It has been

influenced by the particular appearance of the dwelling, taking its lead from the hipped roof and materials in particular. Its scale is considered to be subservient to the main dwelling and it will remain as the dominant architectural feature.

- 6.3 The front elevation of the dwelling will effectively remain unaltered and will therefore maintain its characteristic symmetry and balance. In terms of the Conservation Area, this is the public view of the property and the one that contributes to its particular character and appearance. As the work is almost exclusively to the rear, the proposal will not be detrimental to the Conservation Area and is acceptable in terms of policy criteria.
- 6.4 In isolation, the single storey part of the proposal closest to 112 The Bargates would be permitted development. By implication, this means it is of such a small scale so as not to be detrimental to the amenity of any adjoining properties, and it was under the same permitted development allowances that the conservatory at 112 The Bargates was erected. A suggestion that a similarly proportioned extension would be overbearing would be unreasonable and would not justify the refusal of the application. The two storey extension is a further 4 metres from the boundary with no 112. The orientation of the properties means that it may cause a degree of overshadowing of the conservatory in the late afternoon, but this is not considered to be sufficient to warrant the refusal of the application.
- 6.5 The concerns regarding noise issues appear to have arisen from other projects that the applicants have undertaken in recent months. Whilst there may be an issue of neighbourliness, it is not considered reasonable to restrict working hours on a small scale development that the applicants may wish to undertake themselves. Environmental Health legislation deals with issues of noise nuisance and in this instance is considered to be the appropriate channel for any complaint.
- 6.6 It is therefore concluded that the proposal accords with the relevant policies and recommended that these applications are approved.

## **RECOMMENDATION**

### **NC2006/2454/F**

**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 - C04 (Details of window sections, eaves, verges and barge boards )**

**Reason: To safeguard the character and appearance of the Conservation Area.**

- 4 - C05 (Details of external joinery finishes )**

**Reason: To safeguard the character and appearance of the Conservation Area.**

**Informative:**

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

**NC2006/2455/C**

**That Conservation Area Consent 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.**

**Informative:**

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNC2006/2454/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** 114 The Bargates, Leominster, Herefordshire, HR6 8QU

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