

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	18 SEPTEMBER 2019
TITLE OF REPORT:	192193 - REMOVAL OF 2 NO. TIMBER SHEDS AND CONSTRUCTION OF REAR TWO STOREY EXTENSION. AT ANNADALE, CASWELL TERRACE, LEOMINSTER, HEREFORDSHIRE, HR6 8BB For: Mr & Mrs Blench per Mr Barrie Morgan, Gatehouse Mill, Bircher, Leominster, Herefordshire HR6 0AX
WEBSITE LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=192193&search=192193
Reason Application submitted to Committee – Applicant is a Councillor.	

Date Received: 20 June 2019**Ward: Leominster
East****Grid Ref: 349927,258825****Expiry Date: 15 August 2019**

Local Member: Councillor Jenny Bartlett

1. Site Description and Proposal

- 1.1 Annadale is a two-storey detached property located on the north side of Caswell Terrace, approximately 0.3 miles to the east of Leominster Town Centre. The dwelling was built in the first half of the 20th Century and is constructed of exposed brick walls under a pitched and hipped roof with natural slate cover. There is one small sun room extension to the rear elevation constructed of glazed UPVC above exposed brick plinth walling. In addition, there are two detached timber sheds with a porch canopy to the rear.
- 1.2 The proposal involves the removal of the two timber sheds to be replaced with a two-storey rear extension to the north elevation. This would have a footprint of 21.6 square metres making use of the current space between the sheds and sun room. This will be constructed of brick to match existing and the stone window and door lintels will be re-sited to the external walls of the extension if sound. Any new joinery will be painted timber with sealed unit glazing. The proposal would have a fully hipped to match that of the host dwelling with natural slate tiles.

2. Policies**2.1 Herefordshire Local Plan – Core Strategy**

SS1 Presumption in favour of sustainable development
 SS6 Environmental quality and local distinctiveness
 LD1 Landscape and townscape
 SD1 Sustainable design and energy efficiency

Further information on the subject of this report is available from Ms Elsie Morgan on 01432 260760

The Herefordshire Local Plan Core Strategy policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

https://www.herefordshire.gov.uk/info/200185/local_plan/137/adopted_core_strategy

2.2 National Planning Policy Framework (NPPF)

Chapter 2 Achieving sustainable development
Chapter 12 Achieving well-designed places

2.3 Leominster Neighbourhood Development Plan (NDP)

LANP15 New building in Leominster

3. Planning History

3.1 None

4. Consultation Summary

4.1 Statutory Consultations

4.2 Internal Council Consultations

PROW – No objection

5. Representations

5.1 Leominster Town Council – No objection

5.2 The consultation responses can be viewed on the Council's website by using the following link:-

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=192193&search=192193

Internet access is available at the Council's Customer Service Centres:-

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

6. Officer's Appraisal

Policy context and Principle of Development

6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows:
"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

6.2 In this instance the adopted development plan is the Herefordshire Local Plan – Core Strategy (CS) and the made Leominster Neighbourhood Development Plan (NDP) adopted 22nd March 2019. At this time the policies in the NDP can be afforded full weight as planning consideration. The National Planning Policy Framework 2019 is a significant material consideration.

6.3 The proposal will increase the dwelling footprint by approximately 21.6sq.m. The extension would occupy an area to the rear of the dwelling which is currently the siting of a painted timber shed. The proposed extension is sited at the north elevation and projects 4.5 metres from the rear wall. This would project 1.9 metres to the north of the existing conservatory. It is not

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considered that the proposal departs from the character of the local area or disrupts the character of the host dwelling. The proposal will be screened from the road by the dwelling itself. The proposed extension would continue the hipped roof to the north elevation whilst maintain the ridge height of the host dwelling. Therefore, with regards to scale the proposed extension is considered to suitably conserve local character and the character of the host dwelling in line with policies SD1 and LD1 of the CS and LANP15 of the NDP.

- 6.4 Whilst the extensions would introduce a number of window and door openings, these maintain the positioning and size of the existing fenestration. Furthermore, the northern elevation of the proposal does not face neighbouring residents. The proposed extension projects from the host dwelling at an appropriate distance as it respects the line of neighbouring dwellings and does not overly protrude, as such there are no concerns with respect to overbearing. It is considered not to impact upon the amenity of neighbouring residents with regards to overshadowing and overlooking with sufficient distance to alleviate any concerns. Therefore, the proposal is considered to comply with policy SD1 of the CS and LANP15 of the NDP.
- 6.5 The proposed extension has been designed in a manner that reflects the host dwelling, utilising similar materials of red brick and dark tiles to match existing would be seen to be suitable to ensure they harmonise with the dwelling and not look distinctly out of character. The stone windows and door lintels are proposed to be reused and sited on the proposal. The proposed roof design of fully hipped and clad with natural slate reflects the existing. The visual impact of the extension is minimal as it maintains the appearance and character of the existing structure through design and materials. Therefore, it is considered that the proposal adheres to SD1 and SS6 of the CS and LANP15 of the NDP.
- 6.6 In summary, the proposal has been designed to match the character of the host dwelling and preserves the character of the surrounding area. The visual impact, in relation to the layout of the site and existing structures, is limited due to both the scale and design. It is not considered that the proposal will have an undue impact upon the amenity of neighbouring residents with no concerns for overlooking or overshadowing, given the window position and the layout of neighbouring properties. Any other issues have been suitably covered and accordingly the application is recommended for approval

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. Time limit for commencement (full permission)**
- 2. C06 Development in accordance with approved plans**
- 3. CBK Construction of hours during construction**

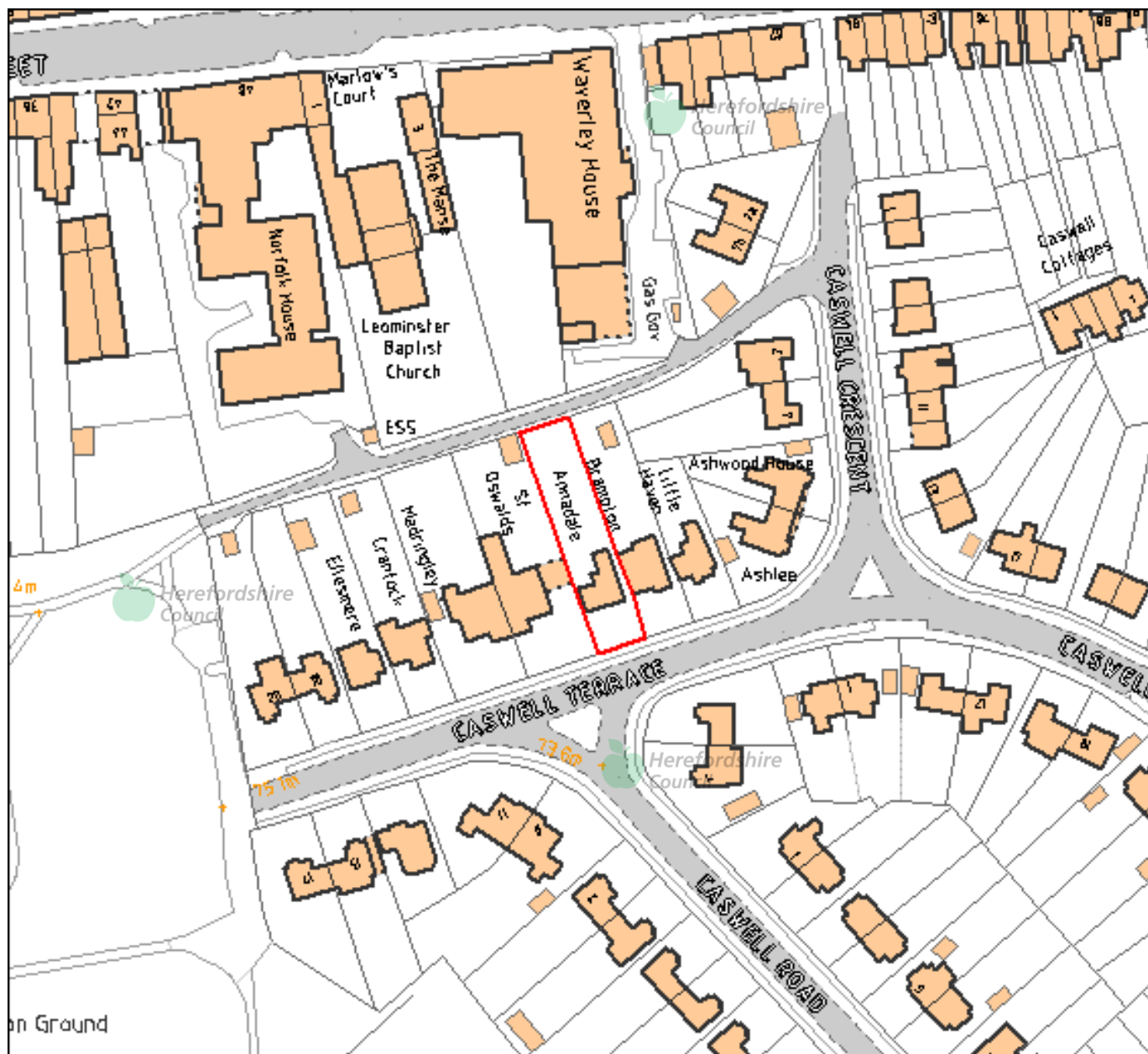
INFORMATIVES:

- 1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.**

Decision:
Notes:
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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 192193

SITE ADDRESS : ANNADALE, CASWELL TERRACE, LEOMINSTER, HEREFORDSHIRE, HR6 8BB

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