

DELEGATED DECISION REPORT

APPLICATION NUMBER

190997

Kew House, 8 Albert Road, Ledbury, Herefordshire, HR8 2DW

CASE OFFICER: Mrs Ruth Jackson
DATE OF SITE VISIT: ...18 April 2019.....

Relevant Development **Herefordshire Local Plan – Core Strategy**
Plan Policies: Policies:
 SS1
 SD1
 LD1

Ledbury Neighbourhood Development Plan - Adopted
BE1.1

NPPF
Paragraph 6-17 Achieving Sustainable Development
Section 7: Requiring Good Design

Relevant Site History: **None**

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Ledbury Town Council	x		x		
Site Notice	x	x			
Local Member	x	x			

PLANNING OFFICER'S APPRAISAL:

Site description and proposal: The property is situated in a residential street off the Little Marcle Road, Ledbury. There is a mix of properties along Albert Road and Kew House, 8 Albert Road is an attractive period detached house with red brick on the front elevation and white render on the side and back elevations under a natural slated roof. There are also 2 dormer windows on the rear elevation which are clad in white painted barge boarding. To the rear of the property and attached is an existing single storey red brick outbuilding used as a utility room width 2m approx. length 4.5m approx. ridge height 3.5m approx. It sits at right angles to the main house and is close to the north-

east boundary and red brick wall which sits behind it at a height of 3.7m approx. for a length of 10.5 m approx. before it steps down to a lower height.

The proposal is to remove the existing utility and to build a 2-storey extension over the existing footprint of the utility room and beyond, width approx. 4.5m, length approx. 6m and ridge height 6.6m approx. to adjoin the existing ridge height at right angles. The ridge height of the new extension will be 2.8m approx. above the boundary wall.

The new extension will provide a new open plan lounge and kitchen/diner and reconfigured utility room on the ground floor and an additional bedroom on the first floor.

The new extension will require the removal of one dormer window on the rear elevation and the inclusion of a new window on the first floor of the existing house on the north-east elevation to service an existing bedroom which currently utilises the dormer window to be removed.

The new extension will be white render and cladding to match the rear elevation and existing dormer windows under a natural slate roof.

Representations:

Ledbury Town Council - no objection

Site Notice – no response

Local Member – has not responded but has been kept informed via email.

Pre-application discussion:

none

Constraints:

none

Appraisal:

Policy context and Principle of Development

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.”

In this instance the adopted development plan is the Herefordshire Local Plan – Core Strategy (CS) and the Ledbury Neighbourhood Development Plan (LNDP)

An application for the alteration or extension to an existing dwelling house will predominantly be considered against National Planning Policy Framework and the adopted development plans as described above and specifically within the context of the following policies:

CS SD1 – Sustainable design and efficiency requires development proposals to create well integrated environments which:

- Take into account the local context and site characteristics,
- Are designed to maintain local distinctiveness through incorporating local architectural detailing and materials and respecting scale, height, proportions and massing of surrounding development.
- Safeguard residential amenity for existing residents

CS LD1 – Landscape and Townscape. Development proposals should:

- Demonstrate that the character of the townscape has positively influenced the design, scale and nature of the proposal

LNDP – BE1.1 – Design. Development should demonstrate that it is sympathetic to the character and appearance of Ledbury where possible.

Appraisal

Although the existing outbuilding/utility does have some charm it is of no architectural or historical merit and therefore demolition is supported. The replacement 2-storey extension will sit over the existing footprint and although larger in scale, in accordance with CS policies SD1 and LD1 and LNDP policy BE1.1 it is of a scale and proportion which can be accommodated within the plot given the generous back garden and is considered appropriate to the site. It will still be subservient to the main building and will use matching materials to those at the back of the property which will both preserve and enhance the character of the existing building.

The proposal does include a new window on the first floor on the north-east elevation of the existing house to service an existing bedroom once the dormer window has been removed. I have noted that on the neighbouring property (no.9) that there is a window on the facing elevation on the first floor. I am satisfied that given the distance of the properties and the angles that there will be no overlooking or overshadowing issues. The properties are not in direct alignment as no 9 is further set back from the road. There are no windows proposed on the north-west elevation of the new extension other than a roof light. Therefore in accordance with CS Policy SD1 there will be no detrimental impacts upon the amenity of neighbouring properties and the proposal will not give rise to any harm of the visual amenity of the wider locality. The front elevation of the property which forms part of the street scene will remain unaltered which is where the period features of this property are most attractive and aesthetically pleasing and this accords with CS policy LD1 and LNDP BE1.1

Conclusion

The application accords with National Planning Policy Framework, Herefordshire Core Strategy specifically policies SD1 and LD1 and Ledbury Neighbourhood Development Plan policy BE1.1

The application is recommended for approval.

RECOMMENDATION: **PERMIT** ☒ **REFUSE** ☐

CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:

(please note any variations to standard conditions)

C01

C07 – Proposed Plans – Proposed Elevations- 7 March 2019, Proposed Floor Plan - 7 March 2019.

CBK

Informatives

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

Signed: 

Dated: ...10 May 2019.....

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

☐

Signed: 

..... Dated: 16/5/19