

DELEGATED DECISION REPORT

APPLICATION NUMBER

170114

High House, Ruxton Lane, Kings Caple, Hereford, HR1 4TZ

CASE OFFICER: Miss Emily Reed
DATE OF SITE VISIT: 09/02/2017

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

National Planning Policy Framework (NPPF)
Chapters 7 and 11

Kings Caple Neighbourhood Development Plan (NDP)
Policies E1, BD3, BD6

Relevant Site History: DCSE2004/0035/F – Proposed extension to side of dwelling.
Approved 03/04/2004

SH901061PF – Extension to form bathroom, bedroom,
kitchen and conservatory. Approved 20/08/1990

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X		X		
Ecologist	X		X		
PROW	X		X		
Neighbour letter/ Site Notice	X	X			
Local Member	X		X		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

High House is a three storey, detached dwelling that lies to the south of Ruxton Lane in Kings Caple. The dwelling has been extended by way of a two storey gabled extension and two single storey elements all to the rear.

The current application seeks to replace one of the single storey elements as well as alter the two other extensions. Alterations to the original part of the dwelling are also proposed including a new front door and rooflight.

Representations:

Councillor Durkin agreed to delegated authority of the application via email dated 15th March 2017.

Constraints:

Area of Outstanding Natural Beauty

Appraisal:

In respect of extensions to dwellings planning policy SD1 of the Core Strategy is applicable. This states that proposals should be designed to maintain local distinctiveness through detailing and materials, respecting scale, height, proportions and massing of surrounding development. The proposal should also safeguard the amenity of existing and proposed residents in terms of overlooking, overshadowing and overbearing.

With the NDP being at examination stage, it is afforded full weight. Given the constraints of the site, policies E1, BD3 BD6 of the Plan are relevant. These state that proposals should not adversely impact upon the AONB, but preserve and enhance its character and appearance and all new residential buildings and extensions should be limited to a maximum of two stories and avoid adversely affecting the amenity of neighbouring properties.

The existing conservatory will be wholly replaced with an extension which will largely match the proportions of the single storey extension located to the south east of the host dwelling. This will improve the symmetry when viewing from the rear garden.

The materials of both the extension and the other rear elements that will also be amended are black cladding on the elevations with clay pantiles on the roof. While the host dwelling is constructed from stone, the cladding is found to clearly identify the later additions from the additional. Furthermore, it will appear far less stark than the render that is currently in place. While the principle of the cladding is found to be acceptable, the detail is critical in ensuring it assimilates into the wider landscape, given that it is a material not found within the immediate setting. As such, a condition requiring the details will be attached to any approval.

While the form arguably dominates the dwelling when viewing from the rear, this is largely already in situ. Furthermore, it is out of the public viewpoint of the road.

The south east extension is proposed to be extended further along the east elevation. Given the high hedges along the boundary with Ruxton Lane, as well as the proposed being single storey the original dwelling will remain the dominant feature on the site.

While the fenestration on the rear elevation is proposed to be altered and will include a new rooflight as well as a balcony at first floor within the existing two storey gabled extension, given that the nearest neighbouring dwelling to the south lies approximately 107m away, their amenity is found to be retained. In relation to the dwellings located to the south west of the site, given the orientation and subsequent relationship between High House and these neighbouring dwellings, I find it unlikely that the new windows or balcony would result in a level of overlooking that justifies refusal of the proposal as a whole.

Given the scale and nature of the development the character of the wider AONB is found to be adequately retained.

With the above in mind, the proposal is found to be compliant with the relevant policies and therefore recommended for approval.

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

CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:
(please note any variations to standard conditions)

- 1) C01
- 2) C07 – drawing numbers H03/01, H03/02, H03/03, H03,04, H03/05, H03/06 and H03/07 all received 16 January 2017.
- 3) C13 - wall

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: 15th March 2017

TEAM LEADER'S COMMENTS:

DECISION: **PERMIT** ☒ **REFUSE** ☐



Signed: Dated: 16 March 2017