

DELEGATED DECISION REPORT

APPLICATION NUMBER

182838

1 Ballingham Hill, Ballingham, Hereford, HR2 6NL

CASE OFFICER: Mr Simon Withers

DATE OF SITE VISIT: 24 September 2018.....

Relevant Development **NPPF**

Plan Policies:

Herefordshire Local Plan Core Strategy (CS)

LD1, SD1

**Ballingham, Bolstone and Hentland Group Neighbourhood
Development Plan is at examination stage**

BBH8, BBH9, BBH10

Relevant Site History: **None**

CONSULTATIONS

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

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

1 Ballingham Hill occupies a prominent and elevated position accessed via a narrow unmade track that crosses Common Land above the C1267 and the River Wye.

Permission is sought for a range of cosmetic changes to the existing property including the alteration of existing and addition of Juliet balconies; the provision of a pitched roof over a flat roofed porch and the application of cedar cladding on the principal and side elevations.

Representations:

No objections received – PC raise no objection 22.10.18

Ward Cllr agreed to a delegated decision by email received 15.10.18

Pre-application discussion:

None

Constraints:

Wye Valley AONB
Common Land
SSSI Impact Zone

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). The National Planning Policy Framework (NPPF) is also a significant material consideration. It is also noted that the site falls within the Ballingham, Bolstone and Hentland Neighbourhood Area which has an NDP at examination.

The changes to the property are external and cosmetic in nature and would have no impact upon the amenity of immediate neighbours and do not result in any impacts that might be considered to impact upon the Common of the River Wye SAC/SSSI.

The key considerations in this case are the likely impact upon the character of the property itself and any wider implications on the AONB.

The property itself is of no architectural merit and in my view will be enhanced by the balancing of the front elevation with the Juliet balconies and the application of the cedar cladding. In light of this there will be no adverse impact upon the scenic qualities of the AONB and in my view no conflict with CS policies LD1 and SD1 or NDP policies BBH8, BBH9 and BBH10

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

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

C01

C06 (Proposed Elevations and Proposed Plan received 10 September 2018)

CBK

Informatives

Statement of P&P1



Signed: Dated: ...22 October 2018.....

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

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Signed: 

..... Dated: 25/10/18