

# DELEGATED DECISION REPORT

## APPLICATION NUMBER

### 160293

Wayside Cottage, Orcop, Hereford, HR2 8SE

**CASE OFFICER:** Mr Simon Withers

**DATE OF SITE VISIT:** 16 February 2016.....

**Relevant Development** Herefordshire Local Plan (CS)  
**Plan Policies:**

SD1, LD1, MT1

NPPF

**Relevant Site History:** DCSW0009/1837/F – loft conversion. Approved  
SW2001/2938/F – kitchen and porch extension. Approved

### CONSULTATIONS

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

### PLANNING OFFICER'S APPRAISAL:

#### Site description and proposal:

Wayside Cottage is located at the junction of the U71419 and a private road at Little Hill to the south of Orcop Hill.

The detached property forms part of a small cluster of properties with Withy Cottage to the north and Poolfield Farm to the south.

Planning permission is sought for a single storey rear kitchen extension and a replacement garage. The proposal has been amended to omit the originally proposed roof terrace over the flat roofed kitchen extension

#### Representations:

No objections received



Pre-application discussion:

None

Constraints:

None

Appraisal:

The key policy considerations are established by policy SD1 of the CS.

The extension and replacement garage are of appropriate scale and design, respecting the character of the host cottage and its wider rural context. The extension itself is of a complementary contemporary design and the garage whilst larger, will be timber clad and is generally well screened.

The omission of the roof terrace maintains privacy for the neighbouring occupiers and addresses the only point raised informally by a neighbour..

I consider that the proposal accords with policies LD1,SD1 and MT1 and recommend accordingly

**RECOMMENDATION:**    PERMIT ☒    REFUSE ☐

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

*(please note any variations to standard conditions)*

C01

C06 (drawing nos. 101.104A, 106A, 108A, 112A, 114A, 116A, 119 and 120)

**Informatives**

Statement of P&P2

Signed:  ..... Dated: 13 March 2016.....

**TEAM LEADER'S COMMENTS:**

**DECISION:**

**PERMIT**

☒

**REFUSE**

☐

*M. Tan*

Signed:

..... Dated: 14/3/16 .....