

# DELEGATED DECISION REPORT

## APPLICATION NUMBER

### 201012

2 Shoredale Cottages, Monkland, Leominster, HR6 9DD

---

**CASE OFFICER:** Miss Amber Morris

**DATE OF SITE VISIT:** 28/04/2020

**Relevant Development  
Plan Policies:**

**Herefordshire Local Plan – Core Strategy (CS) Policies:**

**SS1** Presumption in favour of sustainable development

**SS6** Environmental quality and local distinctiveness

**LD1** Landscape and townscape

**SD1** Sustainable Design and energy efficiency

**Monkland and Stretford Neighbourhood Development Plan  
(NDP):**

Parish not currently preparing an NDP

**National Planning Policy Framework 2019 (NPPF):**

**Chapter 2** Achieving sustainable development

**Chapter 11** Making effective use of land

**Chapter 12** Achieving well-designed places

**Relevant Site History:** None

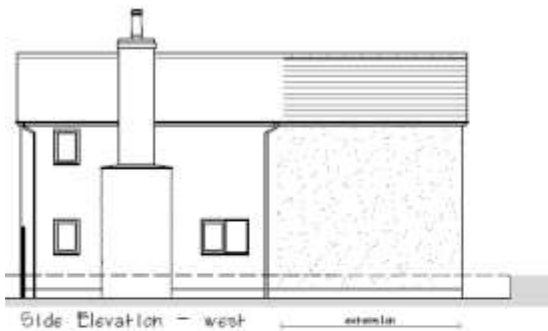
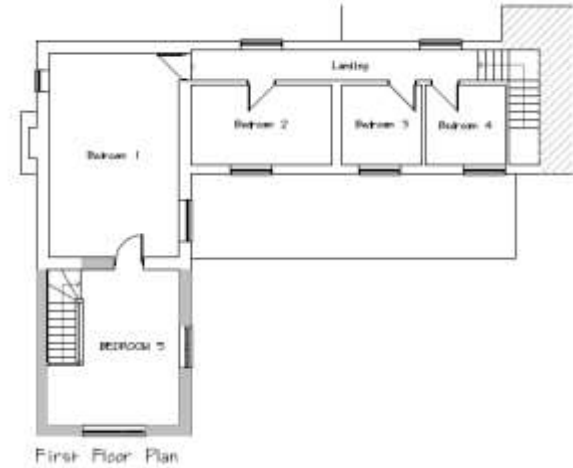
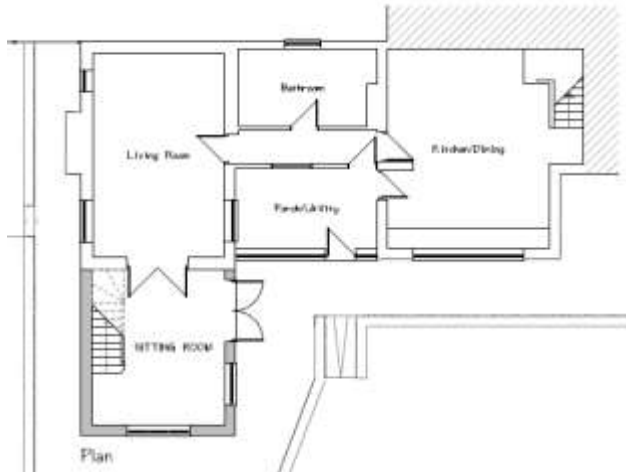
### CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X	X			
River Lugg Drainage Board	X	X			
Site Notice	X	X			
Ward Councillor	X	X			

### PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

2 Shoredale Cottage is a modest, semi-detached, two storey dwelling located off Monkland Common. The proposal is for a two storey extension off the principle elevation. The scheme is illustrated below.



Representations:

**Parish Council** – No response

**River Lugg Drainage Board** – No response

**Site Notice** – No response

**Ward Councillor** – Updated via email on 15<sup>th</sup> June 2020. No response received.

Pre-application discussion:

None sought

Constraints:

Off U93001  
PROW footpath nearby  
Flood zone 2 and 3 nearby  
Surface water nearby  
SSSI impact zone  
NE priority habitat adjacent  
River Lugg Drainage Board  
SWS adjacent  
Common land adjacent

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 2019 is also a significant material consideration.

When assessing planning applications for extensions planning policies SD1 and LD1 of the Herefordshire Local Plan - Core Strategy (CS) are applicable. SD1 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. LD1 requires that the character of the landscape/townscape has positively influenced the design and scale of development, amongst other matters. These policies accord with the National Planning Policy Framework (NPPF - 2018), with regards good design and ensuring a high standard of amenity for existing and future occupiers.

When considering the proposal and the amount of built development as a result of the proposal, it is not considered to be at a scale that would be unacceptable or constitute over development. The extension has a modest footprint of 4.8 metres by 4.5 metres. The proposed extension would occupy the area to the front of the dwelling which is currently being used as patio and garden space. Whilst the proposed extension projects further forward than the principle elevation, given the site layout, the inability to extend to the rear and precedent of the porch. The ridge height of the extension will not exceed that of the existing dwelling and therefore the proposal is considered acceptable in terms of mass, size and scale.

Due to the location and the proposed siting, the proposed house extension does not raise material concerns with respect to overshadowing or overbearing on neighbouring properties, preserving residential amenity. Therefore, the proposal is considered to adhere to the requirements of both SD1 of the CS and Chapter 12 of the NPPF.

The proposed extension has been designed in a manner that reflects the host dwelling, utilising matching render and roofing tiles to the existing, as well as a similar style of fenestration which would be seen to be suitable to ensure they harmonise with the dwelling and not looking distinctively out of character. In regards to design and materials, it is therefore considered that the proposal adheres to policy SD1 of the CS and NPPF 124.

Overall the proposal has been designed to match the character of the host dwelling and preserves the local street scene. Therefore no conflict with CS SD1 or LD1 is found and the application is 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 201133/02, 201133/03 and 201133/04)

**Informatives**

1. IP1

Signed:



Dated: 15/06/2020

**TEAM LEADER'S COMMENTS:**

**DECISION:**

**PERMIT**

☒

**REFUSE**

☐

Signed:

AB.

..... Dated: 24/6/2020