

# DELEGATED DECISION REPORT

## APPLICATION NUMBER

### 161633

7 Lincoln Close, Ross-On-Wye, Herefordshire, HR9 5TZ

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**CASE OFFICER:** Miss Emily Reed  
**DATE OF SITE VISIT:** 15/06/2016

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

National Planning policy Framework (NPPF)  
Chapters 7 and 11

**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:

7 Lincoln Close is a detached, two storey dwelling located at the end of the cul-de-sac and connected to the neighbouring dwelling by the car port. The site also lies within an Area of Outstanding Natural Beauty.

This proposal seeks permission for the erection of a single storey side extension located off the south west elevation. It will measure approximately 3m from the side elevation and 5.1m in length. To the eaves will measure 2.2m and 4.8m where the mono pitch roof meets the host dwelling.

##### Representations:

An email was sent to Councillor Mayo on 7<sup>th</sup> July 2016. To date no response has been received.

##### 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.

The proposed materials for the extension are tiled roof with facing brick walls. The windows will be brown uPVC and white uPVC doors. With these materials matching the host dwelling, they are considered to be in keeping and therefore acceptable.

Given that the proposed is single storey, it will be clearly subordinate from the host dwelling. While it is noted that the pitch of the extension roof is quite high and therefore rather tall, it is clearly lower than the existing dwelling. There is also a clear step back from the front elevation and will therefore not affect the wider streetscene. With this in mind, I am content that the host dwelling will remain the dominant feature on the site and also that the character of the Area of Outstanding Natural Beauty is retained.

Given the orientation of the dwelling and the siting of the extension any overshadowing or loss of light will largely impact upon the garden associated with the dwelling as opposed to neighbouring properties.

With regard to overlooking, the proposed is single storey. The proposed windows and doors, sited on all three elevations as well as two rooflights, will look onto the associated garden. This arrangement is considered acceptable.

Given the above, the proposal is considered 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 number BACE – 01, BACE – 04, BACE – 05 and BACE – 06 all received 19 May 2016.

### **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: 14<sup>th</sup> July 2016

**TEAM LEADER'S COMMENTS:**

**DECISION:**

**PERMIT**

☒

**REFUSE**

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Signed: 

..... Dated: 14/7/16.....