

DELEGATED DECISION REPORT
APPLICATION NUMBER 171748
Burn Hayes Lodge, Dinedor, Hereford, HR2 6PG
CASE OFFICER: Karla Johnson
DATE OF SITE VISIT: ...31/05/17.....
Relevant Development
Plan Policies: **NPPF Chapter 7**
Herefordshire Local Plan Core Strategy

SD1 Sustainable design and energy efficiency

LD1 Landscape and townscape

Dinedor Neighbourhood Plan- No material weight as plan is at an early stage.

Relevant Site History:
DCH902778/RM-Demolish redundant agricultural buildings and erection of detached 4 bedroomed house with garage 1990 Approved with conditions.

CONSULTATIONS

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

PLANNING OFFICER'S APPRAISAL:
Site description and proposal:

Burn Hayes Lodge is a large brick built detached dwelling dating from the late twentieth century, situated on a spacious plot with extensive rear and front garden. The dwelling is located alongside the C1261 in Dinedor.

The proposal is for a two storey side extension to the north elevation of the property. The two storey extension will extend 6m from the north elevation of the property forming a side extension with a three pane dormer roof. This will extend 9.3m in depth and 6.3 m at the highest point of the roof and consist of red brick and interlocking concrete roof tiles. The rear of the property will have a large glazed dormer window. This will be constructed of glazed brown upvc.

Representations:

Ward member: Cllr Summers: No objection. Cllr Harlow: No objection.

Parish Council: No objection.

Site notice/ neighbour: No comments received.

Pre-application discussion: Via telephone.

Constraints: SSSI Impact Zone

Appraisal:

In regards to the National Planning Policy Framework (NPPF) promoting and achieving sustainable development is a key theme throughout this policy framework and achieving good design is identified in section 7 of the NPPF. Core Strategy policy (CS) SD1 Sustainable design and energy efficiency ensures proposals are fitting with the surrounding context in terms of design. Policy LD1 Landscape and townscape ensures development is in keeping with existing landscape and townscape character significant to Herefordshire

The proposed two storey extension intends to create a new kitchen and utility on the ground floor and two new bedrooms on the first floor. The design of the extension is a straightforward and simple one located at the side of the detached dwelling. It uses similar materials to match the original building using interlocking tiles for the roof, red brick for the walls and brown upvc for the windows to blend in with the timber framed windows. A dormer roof is proposed for the eastern elevation of the extension. This appears to be in proportion to the proposed roof and overall scale of the existing property. The western elevation will form a large glazed dormer window to the 1st storey and patio doors on the ground floor, this will maximise views onto the open countryside. This feature adds character to the existing building whilst not detracting from the original buildings scale form or character.

The scale of the two storey extension will extend 6m in width, 9.3m in depth and 6.3 m at the highest point of the pitched roof. The scale and design of the proposed extension complements the original design of the house whilst still appearing subservient to the original building due to the design. The proposal does not impact on access, neighbouring amenity, rights of way, or have a significant effect on the amenity space as the plot size is quite spacious and surrounded by mature hedges and trees. Overall the scale and design of the proposed extension conforms to policies SD1 and LD1.

Overall this proposal complies with Chapter 7 of the NPPF and Herefordshire Core Strategy Policy SD1 and LD1. No objections were received from the Ward Members or Parish Council, no neighbours have commented on the application. Therefore the proposal for two storey side extension is recommended for approval along with the conditions stated below.

RECOMMENDATION:

PERMIT

☒

REFUSE

☐

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

(please note any variations to standard conditions)

C01

C07 Proposed elevations, Proposed floor plans, Location proposed block plan.

Informatives

- 1) 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:29/06/2017.....

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

REFUSE



Signed:



..... Dated: 30 June 2017