

DELEGATED DECISION REPORT

APPLICATION NUMBER

150235

Putley Court Lodge, Putley, Ledbury, HR8 2QP

CASE OFFICER: Fernando Barber-Martinez

DATE OF SITE VISIT: ...21/04/2015.....

Relevant Development **Non Material Amendment.**
Plan Policies:

HUDP Policies DR1, H18, HBA6 (development within Conservation Areas), , HBA8 (locally important buildings), LA4 (protection of historic parks and gardens).

National Planning Policy Framework.

Relevant Site History: DCNE2009/0812/F Two storey extension and fully glazed extension to dining room- Approved.

130695: Conservatory Extension: Refused April 2013.

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council					
Transportation					
Historic Buildings Officer					
Ecologist/Landscape Officer					
Environmental Health					
Environment Agency					
Forward Planning					
PROW					
Neighbour letter/ Site Notice					
Other					
Local Member	X	X			

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The application site lies on the corner of the entrance driveway to Putley Court (a Grade 2 listed building) in the open countryside and Putley Conservation Area.

The site comprises a 19th century two storey brick dwelling with slate roof. The dwelling has been extended with a 2 storey extension linked by a circular stair tower and glazed elevations.

The proposal is for a tiled imitation slate roof extension with timber posts and floor to ceiling glazing- this is in lieu of a permitted fully glazed extension on the same footprint on the east elevation of the building.

Other elements included in the non material amendment are a porch (part implemented) and brick chimney (already constructed) on the north (rear) elevation. These elements are considered Permitted Development.

Representations:

Cllr Morgan: No Response.

Pre-application discussion:

None.

Constraints:

Conservation Area. Historic Park and Garden.

Appraisal:

The proposal is located within a Conservation Area and the dwelling can be considered locally important although not listed. No appreciable changes to the massing of the extension are proposed although the use of imitation slates is not supported in design terms.

The lawfulness of the chimney and porch elements will need to be considered separately through a CLEUD/ CLOPUD.

RECOMMENDATION: PERMIT ☐ REFUSE ☒

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

(please note any variations to standard conditions)

1. The Local Planning Authority do not consider that the proposal to use an imitation slate is non- material. The proposal if submitted as an planning application would be considered to be contrary to Policies H18, HBA6 and HBA8 of the Herefordshire Unitary Development Plan due to the use of imitation slate within a Conservation Area

and on a locally important building. Paragraph 64 of the National Planning Policy Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Informatives

1. PP4 refuse with way forward.
2. The proposed porch and constructed chimney are considered Permitted Development. For a formal decision you will be required to obtain a separate Certificate of Lawful Development.

FBM

Signed: Dated:28.4.2015.....

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☐

REFUSE

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Signed:

Dated: 28/4/15