

# DELEGATED DECISION REPORT

## APPLICATION NUMBER

### 200190

Ivy Cottage, Garway, Hereford, HR2 8RF

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**CASE OFFICER:** Ms Laura Smith  
**DATE OF SITE VISIT:** 27 February 2020

**Relevant Development**      **Herefordshire Local Plan – Core Strategy**  
**Plan Policies:**                      **Policies:**

**SD1** – Sustainable design and energy efficiency  
**LD1** – Landscape and townscape

#### **Garway Neighbourhood Development Plan**

- The plan is currently at regulation 16 stage Garway Parish Council submitted their Neighbourhood Development Plan to Herefordshire Council on 10 February 2020. The consultation runs from 14 February to 27 March 2020. Therefore the plan can be given limited weight in decision making.
- **Policy GAR2** – Design in Garway Parish

#### **NPPF**

**Chapter 2** – Achieving sustainable development  
**Chapter 12** – Achieving well designed places

**Relevant Site History:**      **N/A**

#### **CONSULTATIONS**

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X	X			
Ecology	X		X		
Hereford Wildlife trust	X	X			
Common Land	X	X			
Press/ Site Notice	X	X			

Local Member	X		X		
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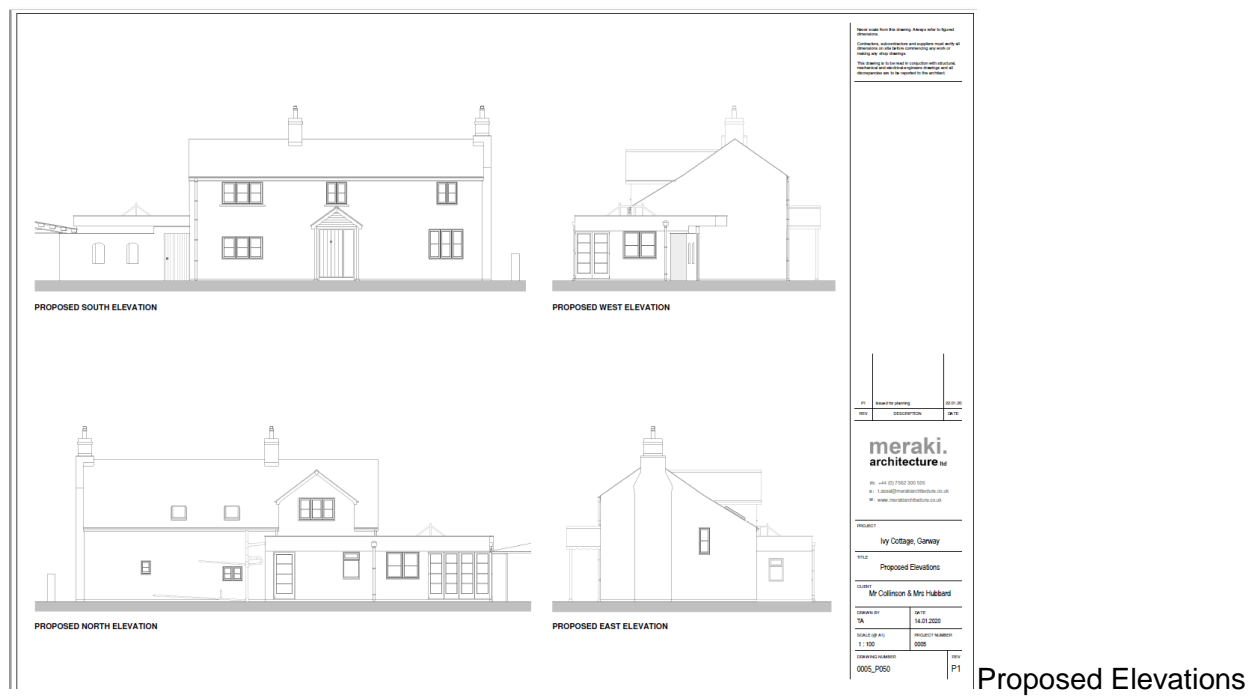
## PLANNING OFFICER'S APPRAISAL:

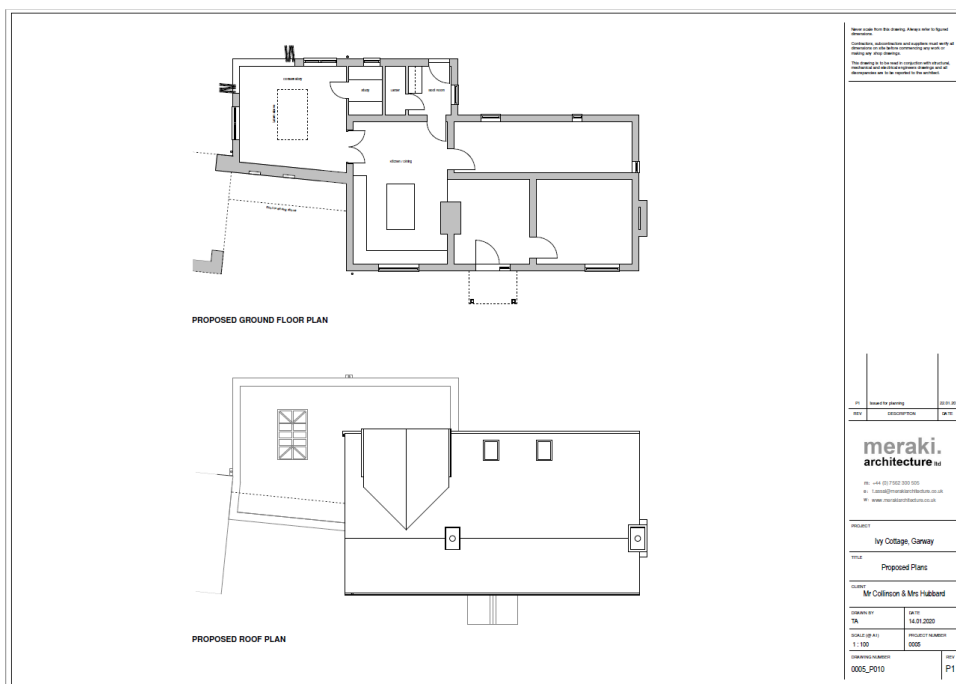
### Site description and proposal:

The site is located within the village of Garway off a side road off the unclassified (U71413) which links Garway to Garway Hill and St Weonards to the north in the central of the village.

The dwelling is detached with parking to the front and gardens to the rear.

The proposal is for a single storey extension to the rear.





## Proposed Floor Plans

### Representations:

Parish Council – Provided no comment

Local member – Provided no objection

### Pre-application discussion:

None

### Constraints:

SSSI Impact Zone

Common Land – Adj

SWS- adj

### 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). It is also noted that the site falls within the Garway Neighbourhood Area, where the Plan published a draft Neighbourhood Development Plan (NDP) for Regulation 16 consultation on 10 February

2020. At this time the policies in the NDP can be afforded weight as set out in paragraph 48 of the National Planning Policy Framework 2019, which itself is 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 with regards good design and ensuring a high standard of amenity for existing and future occupiers.

Policy GAR2 of the emerging Garway NDP states that all new development in the area will be expected to be of high quality design. Proposals will be assessed against the following criteria:

- Contribution to improving and enhancing the built heritage and natural environment of the site and its surroundings;
- The overall design of the proposal in terms of siting, scale, height, proportions, massing, orientation, mix of uses, detailing, and materials;
- The design does not adversely impact on existing natural horizons, and has appropriate regard to existing roof lines;
- The design does not adversely impact on the residential amenity of existing and future residents

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 rear extension will have a length of approximately 6.5 metres with a width of approximately 5.5 metres at its largest and 5 metres at its smallest, it will have a ridge height of approximately 2.8 metres. In comparison to the size of the plot the size and scale of the proposals are considered acceptable in terms of mass, size and scale.

The proposed materials for the extensions will be white painted rendered masonry to match the existing, with a flat roof with the windows and doors being a dark grey contemporary style in metal, with black cast iron rainwater pipes and hoppers. The materials match or are similar to what is used currently on the dwelling, they harmonise with the dwelling and the local landscape therefore are considered to be acceptable in the context of the site and the proposal therefore complying with CS LD1.

There are new dwellings to the North and one to the West however due to the nature of this proposal being a single storey extension and with the relative distance between the neighbour to the West and the site no adverse impact on residential amenity is considered to occur therefore complying with CS SD1.

**RECOMMENDATION:**    **PERMIT** ☒    **REFUSE** ☐

**CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:**  
*(please note any variations to standard conditions)*

C01  
C07 (0005\_P010 & 0005\_P050)  
CBK

**Informatives**  
**IP1**

Signed:  Dated: 19 March 2020

**TEAM LEADER'S COMMENTS:**

**DECISION:**

**PERMIT**

☒

**REFUSE**

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Signed:  ..... Dated: 20 March 2020 .....