

DELEGATED DECISION REPORT

APPLICATION NUMBER

201077

Stoneleigh, Fourth Avenue, Greytree, Ross-On-Wye, HR9 7HR

CASE OFFICER: Ms Elsie Morgan

DATE OF SITE VISIT:

**Relevant Development
Plan Policies:**

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

SS1 Presumption in favour of sustainable development

LD1 Landscape and townscape

SD1 Sustainable design and energy efficiency

**Ross-On-Wye Neighbourhood Development Plan
(At referendum stage)**

EN1 Ross design policy

National Planning Policy Framework (NPPF)

Chapter 2 Achieving sustainable development

Chapter 12 Achieving well-designed places

Relevant Site History: **None**

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X		X		
Site Notice	X		X		
Local Member	X		X		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Stoneleigh is a bungalow located in an established residential area. The dwelling has a flat roof aspect to the south east elevation and an existing conservatory to the rear.

This application seeks to remove the flat roof aspect and replace with a pitched roof and the demolition of the conservatory to be replaced with a single storey rear extension.

Representations:

Parish Council – No objection

Site Notice – Support

“As a very near neighbour of the applicant, I am writing to say how much we support this application to reconfigure the external rear area of his bungalow – as well as the roof space over the existing bedroom to the front.

It will not be detrimental to the area whatsoever and look forward to seeing the results. Many thanks for publishing these plans. They will be an asset to the Avenue as well as the property.”

Local Member – Updated via email on 21st May. Cllr has offered no objection to the scheme or a delegated decision.

Pre-application discussion: None

Constraints:

Contaminated Land nearby
Flood Zone 2 and 3 nearby
Surface Water nearby
SSSI Impact Zone
AONB Wye

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 Ross-On-Wye Neighbourhood Area, where the Plan is at referendum stage. At this time the policies in the NDP can be afforded significant weight as set out in paragraph 48 of the National Planning Policy Framework 2019, which itself is a significant material consideration.

The proposed extension would be sited at the north east elevation to the rear of the dwelling. The single storey flat roof addition will utilise a similar area to that currently siting a single storey conservatory. The flat roof aspect to the south east elevation is proposed to be pitched to follow the existing roof line of the bungalow. This will sit slightly below the existing roof so to read as a later subservient addition. . It is not considered that the proposal would depart from the character of the host dwelling or surrounding area. As such, the scheme is not considered to be overdevelopment and is in adherence with LD1 and SD1 of the CS, and EN1 of the NDP.

Whilst the extensions would introduce a number of window openings, these maintain the scale and positioning of the existing and are single storey. As such, it is considered not to impact upon the amenity of the adjacent neighbouring residents with regard to overlooking and overshadowing given the scale and orientation of the site. Therefore, the proposal is considered to adhere to the requirements of SD1 of the CS.

The proposal has been designed in a manner that reflects the host dwelling, utilising similar materials to existing 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 policies SD1 and SS6 of the CS, and EN1 of the NDP.

In summary, the proposal has been designed to match the character of the host dwelling and preserves the character of the surrounding area. The visual impact, in relation to the layout of the site, is limited due to both the scale and design. It is not considered that the proposal will have an undue impact upon the amenity of neighbouring residents with no concerns for overlooking or overshadowing, given the window positioning and single storey nature of the proposal. Any other issues have been suitably covered, and it is therefore my recommendation to grant planning permission subject to the below conditions.

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

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

1. C01 Time limit for commencement
2. C06 Development in accordance with approved plans (1228_A_02_PL_11, 1228_A_02_PL_16, 1228_A_02_PL_17, 1228_A_02_PL_07, 1228_A_02_PL_04, 1228_A_02_PL_08, 1228_A_02_PL_09, 1228_A_02_PL_06, 1228_A_02_PL_10, 1228_A_02_PL_15, 1228_A_02_PL_13, 1228_A_02_PL_14 & 1228_A_02_PL_18)
3. CBK Restriction of hours during construction

Informatives

1. IP1



Signed:

Dated: 29/05/2020

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☐

REFUSE

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Signed: Dated: