

DELEGATED DECISION REPORT

APPLICATION NUMBER

172302

Tre Evan House, Llangarron, Ross-On-Wye, HR9 6PR

CASE OFFICER: Miss Emily Reed

DATE OF SITE VISIT: 25/07/2017

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

National Planning Policy Framework (NPPF)
Chapters 7 and 11

Llangarron NDP

Currently as Regulation 14 stage and therefore can be attributed any weight

Relevant Site History: Several applications relating to conversion of an outbuilding for parents accommodation and subsequent Certificate of lawfulness for independent use.

CONSULTATIONS

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

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Tre Evan House is a large, detached property lying on the north of the C1250 within the Parish of Llangarron. It is accessed through private gates and benefits from a large turning circle to the front of the property.

This application seeks planning permission for a single storey extension to the rear, where there are already two such elements that would be removed as part of the proposal. The new single storey extension would accommodate a kitchen, dining room and lounge area.

Representations:

Councillor Swinglehurst agreed to delegated authority of the application via telephone call on 17th August 2017.

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 extension will measure approximately 16m in length and 4.7m from the rear elevation at the furthest point. With a flat roof the extension will measure approximately 4.3m to the highest point.

While the design of the extension is modern than the host dwelling, this clearly differentiates the two elements from one another. Furthermore, with being single storey and located to the rear of the property, the host dwelling will remain the dominant feature on the site with the streetscene being unaffected as a result.

The extension is proposed to be erected from smooth colour render, facing stonework and glazing. While the stonework is different to the host dwelling, the render is in keeping and will tie it back in. Again, the modern approach in terms of materials enables the extension to be clearly read as a new addition.

In terms of impacts for neighbouring dwellings, given the proximity issues of overlooking or overshadowing are not anticipated.

While the proposal seeks a modern addition, for the reasons above, this is not found to be unacceptable. The proposal will also result in the erection of one structure in place of two uPVC framed conservatories. As such, the application is recommended for approval subject to the conditions below.

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

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

(please note any variations to standard conditions)

- 1) C01
- 2) C07 – drawing number LT1708.04.02 received 22 June 2017.

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: 17th August 2017

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

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Signed: 

Dated: 18/8/17