

# DELEGATED DECISION REPORT

## APPLICATION NUMBER

### 150351

White Hart Cottages, Aston Crews, Nr Ross-on-Wye, Herefordshire, HR9 7LW

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**CASE OFFICER:** Miss Emily Reed

**DATE OF SITE VISIT:** 25/02/2015

**Relevant Development Plan Policies:** National Planning Policy Framework (NPPF)

Presumption in favour of sustainable development

Paragraph 17 Core planning principles

Section 7 Requiring good design

Herefordshire Unitary Development Plan (HUDP)

Policies DR1, H7, H16, H18

Herefordshire Local Plan Draft Core Strategy (CS)

Policies SD1

**Relevant Site History:** **140502** – Proposed summer house. Approved 02/05/2014  
**131392** – Single storey extension. Approved 18/07/2013  
**S101776** – Single storey side extension and enclosure of existing porch. Approved 24/09/2010  
**DCSE2006/2055/F** – Change of use of ex public house to residential. Alterations to form 3 no. dwellings. Approved 05/09/2006

#### CONSULTATIONS

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

#### PLANNING OFFICER'S APPRAISAL:

##### Site description and proposal:

1 White Hart Cottages is a semi detached two storey dwelling located on the south west of the C1280 running through Aston Crews. Approved under application ref: DCSE2006/2055, the site is a former public house conversion.

This proposal is for an extension to the rear of the dwelling, meaning the enclosure of both the balcony itself and the area underneath.

The drawings submitted with this application include details of the previously approved single storey extension to the side. Although this has not been built, it is presumed that it will be in order to fit with the now proposed rear extension.

Representations:

Councillor Bramer agreed to delegated approval of the scheme via email dated 25<sup>th</sup> February 2015.

Appraisal:

In respect of extensions to dwellings planning policy H18 of the Herefordshire Unitary Development Plan is applicable. This states that proposals for extensions must ensure that the original dwelling remains the dominant feature, it would be in keeping with the character and appearance of the existing in terms of scale, mass, siting, detailed design and materials, would not adversely impact upon the living conditions of neighbours, amongst other criteria. This policy is considered to be in conformity with the National Planning Policy Framework, which at paragraph 17 states that proposals should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Design and appearance

There will be French doors on the ground floor and underneath the existing balcony with glazing above. The small extension between the balcony and the living room wall (part of the granted single storey extension) will be grey colour coated aluminium cladding. The roof of the extension will be blue black mineral slates. Although the colour of the wall will differ to the existing with the host dwelling being beige render, given that the French doors proposed on the rear as well as the window frames will be grey aluminium, this is considered to be acceptable.

With the proposal fitting with the previously approved single storey, as well as being sited to the rear of the property, it is considered unlikely to be detrimental to the wider streetscene.

Impact on amenity and privacy

Given that the glazing on the north west elevation, and facing the adjoining neighbour will be obscure glazed, as well as there already being the balcony present, new issues of overlooking are not anticipated as a result of the proposal. Views to the south and east, as these will look onto countryside and a garage block associated with the White Hart Cottages respectively, are not likely to lead to detrimental issues of overlooking.

Given the above the proposal is considered to be compliant with the relevant HUDP policies and NPPF and is therefore recommended for approval.

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

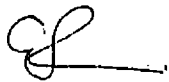
**CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:**

(please note any variations to standard conditions)

- 1) C01
- 2) C07 – 863/3 and 863/4 received 10<sup>th</sup> February 2015.

### 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.



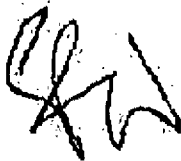
Signed: ..... Dated: 30<sup>th</sup> March 2015

#### TEAM LEADER'S COMMENTS:

DECISION:

PERMIT ☒

REFUSE ☐



Signed: ..... Dated: 31 March 2015 .....