

DELEGATED DECISION REPORT

APPLICATION NUMBER

174053

Fern Cottage, Shelwick, Hereford, HR1 3AL

CASE OFFICER: Abigail Molyneux

DATE OF SITE VISIT: 10/11/2017

Relevant Development

Plan Policies:

NPPF Chapter 2 - Achieving Sustainable Development
Chapter 7 – Requiring Good Design

Core Strategy SS1
SD1
LD1
MT1

**Neighbourhood
Development Plan** Pre Draft Plan Stage therefore no weight can be given

Relevant Site History: DCC082286/F Conversion of loft to a bedroom Approved 26 September 2008

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X		X		
Ecologist	X		X		
Site Notice	X	X			
Other	X1			X1	
Local Member	X		X		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The property is a two storey detached dwelling located within the parish of Shelwick, the property is accessed off the U72413 which lies to the north of the site.

The application seeks consent to allow for the erection of a two storey extension and single storey extension to the rear of the property and also the erection of a porch on the principle elevation.

Representations:

Cllr Round – An email was sent on 08 December 2017 requesting confirmation that the application could be determined under delegated authority. No response to date has been received and so delegated authority is assumed.

Holmer and Shelwick Parish Council – *The Parish Council considered at their meeting 07/12/17 and raise no objections to the proposals.*

Ecologist – *The proposed extension has potential to impact on bat roosting, in particular crevice dwelling species. The site is located in a rural area with good foraging and commuting habitat adjacent. I have no specific bat records for this location available to me but there are records of roosting bats in the locality. I do not believe this Authority has reasonable evidence to require a bat survey but I would request the applicant is reminded of their personal legal, duty of care to wildlife under UK Legislation.*

I would request that the following advisory is included should planning consent be granted.

Protected Species and Nesting Birds Informative

The Authority would advise the applicant that all bats and their roosts (whether bats are present or not) are legally protected and so to satisfy their own legal obligations and risk management they are advised to commission an ecological check from a suitably qualified ecologist immediately prior to any work commencing or at a minimum make any contractors working on the buildings/roofs aware that protected wildlife could be present and what to do if wildlife is found – stop work immediately and seek professional advice from a licensed bat worker or ecologist. More information can be found on the Bat Conservation Trust website: www.bats.org.uk All nesting birds (and their nests are legally protected from disturbance – the bird nesting season is generally accepted as March to August and care should be taken to plan work and at all times of the year undertake the necessary precautionary checks prior to work commencing.

As identified in NPPF Guidelines and the Council's Core Strategy all developments should show how they will enhance the local biodiversity value. To ensure these enhancements I would request a relevant Condition is included.

Nature Conservation – Enhancement

Within 3 months of completion of the building works evidence (such as photos/signed Ecological Clerk of Works completion statement) of the suitably placed installation of at least TWO bat roosting enhancements (habitat boxes, tubes, tiles, bat bricks, raised weatherboarding); TWO bird nesting boxes and TWO pollinating insect habitat homes built in to, or attached to, the extension or existing dwelling should be supplied to and acknowledged by the local authority.

Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, &c)

Regulations 1994 (as amended) and Policy LD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework, NERC 2006

Informative:

I would suggest advice should be sought from an appropriately experience ecologist or bat worker. Habitat boxes should be suitably hard wearing and durable eg Schwegler woodcrete, Greenwood habitat's 'ecostyrocete' or similar. No external lighting should illuminate any of the enhancements or boundary features beyond any existing illumination levels and all lighting on the development should support the Dark Skies initiative (DEFRA/NPPF Guidance 2013).

Natural England – No comment.

Pre-application discussion:

None.

Constraints:

Surface Water & SSSI Impact Zone.

Appraisal:

The key theme of the NPPF is to promote and achieve Sustainable Development and is identified in paragraphs 6 to 17 of the NPPF.

Chapter 7 of the NPPF states the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Policies LD1 and SD1 seek to see proposals that will conserve and enhance the landscape, townscape and ensure proposals create safe, sustainable environments for all of the community.

The proposal seeks to allow for the erection of a single storey and two storey extension to the rear and a porch on the principle elevation of the property.

When considering the amount of built development as a result of the proposals, it can be seen that there will be an increase within the site; however it is not considered to be at a scale that would be unacceptable or constitute overdevelopment.

It is considered that the design of the proposals are in keeping with the form, composition and overall appearance of the existing dwelling and the character of the surrounding area in terms of scale, mass, siting, detailed design and materials.

When considering the two storey side extension and the potential impact upon neighbouring amenity, it can be seen that due to the distance between the properties and there orientation it is considered there will be no adverse impact upon neighbouring amenity in terms of overshadowing or privacy. As such it is considered the proposal is acceptable in this regard.

The proposal porch on the principle elevation is small in scale and will be screened by the existing property; it is considered this aspect of the development will not have an adverse impact upon the surrounding area. The proposal will also not affect the properties parking area and so the proposal is acceptable and in compliance with Policy MT1 of the Core Strategy.

The proposal states the materials to be used will be similar to the existing property to ensure the extension is cohesive with the existing building.

The ecologist has requested that an enhancement condition be attached the permission, to ensure the proposal complies with Policy LD2 of the Core Strategy it is considered reasonable to include the requested condition.

The proposal is acceptable and complies with national and local planning policy and will be in keeping with the surrounding properties. It is considered the proposal will not cause an adverse impact upon the surrounding environment or neighbouring amenity.

The proposal complies with the adopted Development Plan and is therefore recommended for approval.

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

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

C01
C07 Drawing Number 781-PL02 titled Proposed dated 15/08/2017
CBK

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Informatives

1) Application Approved Without Amendment

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Signed: 

..... Dated: 18/12/2017

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

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Signed: 

..... Dated: 18/12/17