

DELEGATED DECISION REPORT

APPLICATION NUMBER

193985

The Croft, Alders End, Tarrington, HR1 4ET

CASE OFFICER: Mrs G Webster

DATE OF SITE VISIT: 6/12/2019

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

Tarrington Neighbourhood Development Plan

NPPF

Relevant Site History: **181409/FH – proposed first floor extension - approved**

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:

The Croft is a detached dwelling located on the outskirts of the settlement of Tarrington. There are two neighbouring properties to the east of the dwelling. To the front and rear of the dwelling is agricultural land. A PROW is located directly opposite the dwelling.

The dwelling received planning permission for a two storey rear extension in June 2018.

The proposal for this variation of condition application is to extend the width of the proposed scheme by 1032mm, altering the rear elevation as per the drawing below. The side elevations, window locations and materials will all remain as approved.



Rear Elevation



Side Elevation



Rear Elevation

Side Elevation

It should be noted that the top elevation marked 'rear elevation' should be marked 'front elevation'.

Representations:

Tarrington Parish Council – No objection

Local ward Member updated via email

Pre-application discussion:

N/A

Constraints:

Residential Amenity
Protected species opposite
PROW opposite

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 Tarrington Neighbourhood Area, which published a draft Neighbourhood Development Plan (dNDP) for Regulation 14 consultation on 13 October 2019. At this time the policies in the d**NDP cannot be afforded weight as set out in paragraph 48 of the National Planning Policy Framework 2019, which itself is a significant material consideration.

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.

When assessing planning applications for extensions planning policy SD1 of the Herefordshire Local Plan – Core Strategy (CS) is applicable. This states that proposals should be designed to maintain local distinctiveness through detailing and materials, respecting the 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 alteration of increasing the width of the rear extension by 1033mm will not have an adverse impact upon the neighbouring properties, as there will be no alteration to the window arrangement so there will be no overlooking, in addition the adjacent neighbouring properties are of a sufficient distance from the dwelling and the proposed extension that the increase in width will not create any overshadowing.

When considering the increased width of the proposed extension 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 size and scale of the two storey proposed extension will still be subservient to the host dwelling therefore when taken in context of the surrounding buildings, the two storey proposed extension is considered acceptable in terms of mass, size and scale.

Overall the proposals comply with planning policy, will not alter the overall design of the previously approved rear extension, and will not have an adverse impact upon any adjacent residential property and is therefore recommended for approval.

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

CONDITION(S) & REASON(S):

(please note any variations to standard conditions)

C01

C06 – 06E; 05C; 07E

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 one bat roosting

enhancement (habitat boxes, tubes, tiles, bat bricks, raised weatherboarding with bitumen felt); two bird nesting boxes and one pollinating insect habitat home built in to, or attached to the extended building, or on land or buildings under the applicant's control, should be supplied to and acknowledged by the local authority; and shall be maintained hereafter as approved unless otherwise agreed in writing by the LPA. External habitat boxes should be made of a long-lasting material such as Schwegler Woodcrete or Greenwood Ecohabitats Ecostyrocrete. No external lighting should illuminate any habitat enhancement above pre-development nocturnal illumination levels.

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. Dark Skies Guidance Defra/NPPF 2013

Informatives

IP1

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 may want to commission a basic ecological check from a suitably qualified ecologist/bat worker 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.

Signed: *Gemma Webster*..... Dated: 06/01/2020

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT ☒

REFUSE ☐

Signed: ..... Dated: 7 January 2020.....

