

# DELEGATED DECISION REPORT

## APPLICATION NUMBER

### 214187

Aylesmarsh, Hom Green, Ross-On-Wye, HR9 7TE

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**CASE OFFICER:** Planning Contractor  
**DATE OF SITE VISIT:** 7.12.2021

**Relevant Development Plan Policies:** **Herefordshire Local Plan – Core Strategy Policies:**  
**SS1** Presumption in favour of sustainable development  
**SS6** Environmental quality and local distinctiveness  
**LD1** Landscape and townscape  
**SD1** Sustainable Design and energy efficiency

**Walford Neighbourhood Development Plan**  
Walford Parish Council submitted their draft Neighbourhood Development Plan to Herefordshire Council on 20 December 2021.

The consultation ran from 4 January to 16 February 2022.

**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		
Ecologist	x	x			
Site Notice	x	x			
Local Member	X see below				

#### PLANNING OFFICER'S APPRAISAL:

##### Site description and proposal:

The application relates to a two storey detached dwelling located on the north-eastern side of Hom Green, Ross-on-Wye. It is set within a rural location with its nearest residential neighbour approximately 160m away.

The applicant seeks to extend the ground floor of the western side of the property and construct a second storey on top, with a detached garage to the western side of the property.

The proposed side extension would increase the footprint of the ground floor from 8.3m in width and 6m in depth to 8.6m in width and 9.5m in depth, the first floor would have the same footprint and the ridge and eaves height will be approximately 6.6m and 4m respectively. This would accommodate an enlarged hall, kitchen/breakfast room and lounge on the ground floor and two bedrooms and an ensuite on the first floor, the south facing bedroom will have a Juliette balcony.

The detached garage would have a width and depth of 5.5m and 5.4m respectively with a maximum ridge and eaves of 3.4m and 2.2m. This will be made of timber cladding and slate roof tiles.

Representations:

Walford Parish Council – Support the application

Local member – Ward Cllr has confirmed agreement to delegated decision subject to controls over external lighting

Pre-application discussion:

None

Constraints:

SSSI

AONB

NE Priority Habitat – Adjacent

Protected Species – Adjacent

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). The draft Walford NDP is at regulation 14 stage. It can only be afforded minimal weight at this stage, by virtue of the application of considerations set out in paragraph 48 of the National Planning Policy Framework 2021, which itself is a significant material consideration.

The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (the 2012 Regulations) and paragraph 33 of the National Planning Policy Framework requires a review of local plans be undertaken at least every five years in order to determine whether the plan policies and spatial development strategy are in need of updating, and should then be updated as necessary. The Herefordshire Local Plan Core Strategy was adopted on 15 October 2015 and a review was required to be completed before 15 October 2020. The decision to review the Core Strategy was made on 9th November 2020. The level of consistency of the policies in the local plan with the NPPF will be taken into account by the Council in deciding any application

Herefordshire Local Plan - Core Strategy Policies

Policy SD1 requires that development proposals make efficient use of land - taking into account the local context and site characteristics and maintain local distinctiveness through incorporating local architectural detailing and materials and respecting scale, height, proportions and massing of surrounding development while making a positive contribution to the architectural diversity and character of the area. They should also safeguard residential amenity for existing and proposed residents.

### *Scale, Design and Appearance*

While large, the proposed side extension would closely follow the existing footprint of the dwelling and utilise matching materials, this is appropriate in relation to the original character of the property and would not look out of place in the surrounding area. With the current topography of the site, the maximum height of 6.6m would be minimally visible to the surrounding area. Therefore, the development is of a scale, design and appearance that would not harm the character or appearance of the host property or the area in which it is situated.

Whilst the extension would introduce a number of glazed openings, these are not positioned to front any neighbouring dwellings with open fields to the north, east south and west of the site. Given the lack of neighbouring dwellings there are no concerns for overshadowing or overbearing.

In relation to the scale of the host dwelling, the garage would read as ancillary at a modest height of 3.4m and would not compete with the host dwelling and would use similar matching materials. Therefore, the proposal is considered to suitably relate to the character of the host dwelling in line with policies SD1 and LD1 of the CS.

The proposal would maintain the amenity of adjoining neighbours and would not result in overlooking or visual dominance to a degree that would be contrary to the above policies

The proposal is considered to accord with the Development Plan and absent of any material considerations to indicate otherwise, it is recommended that permission is granted.

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

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

*(please note any variations to standard conditions)*

1. C01 -  
Time limit for commencement (full permission)

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. C07

Development in accordance with approved plans and materials

The development hereby approved shall be carried out strictly in accordance with the approved plans (drawing nos.227-PL01; 227-PL02; 227-PL03)] and the schedule of materials indicated thereon.

Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area in accordance with the requirements of Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework

3. C58

The garage hereby permitted shall be used solely for the garaging of private vehicles and for purposes incidental to the enjoyment of the dwelling house as such and not for the carrying out of any trade or business.

Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

4. CKN

**Informatives**

**IP1-** 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

**I33**

Signed: BS..... Dated: 05/03/2021.....

**TEAM LEADER'S COMMENTS:**

**DECISION:**

**PERMIT** ☐

**REFUSE** ☐

Signed:  ..... Dated: 14 March 2022 .....

Is any redaction required before publication? ~~Yes~~/No