

# DELEGATED DECISION REPORT

## APPLICATION NUMBER

### 160524

The Draw Well, Farm Lane, Llangrove, Ross-On-Wye, HR9 6EY

**CASE OFFICER:** Miss Emily Reed  
**DATE OF SITE VISIT:** 03/03/2016

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

**National Planning Policy Framework (NPPF)**  
**Chapter 7**

**Relevant Site History:** SH911221PF – Alterations and extensions. Approved  
08/11/1991

### CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	XX		XX		
Open Spaces Society	X	X			
PROW	X		X		
Neighbour letter/ Site Notice	X		X	X	
Ramblers	X	X			
Local Member	X	X			

### PLANNING OFFICER'S APPRAISAL:

#### Site description and proposal:

The Draw Well is a detached two storey dwelling that lies at the end of Farm Lane within Llangrove. The dwelling has been extended previously off both the front and rear elevations.

This application seeks permission for the erection of a single storey element off the north elevation. It will effectively infill a space between the existing boiler room and the host dwelling. The extension will measure approximately 5.1m off the north elevation and 8m from the east. The height will be approximately 2.2m to the eaves and 3.3m to the ridge.

#### Representations:

PROW Officer:

*No objection, although work will be taking place in close proximity to public footpath LG29. If work is likely to endanger path users, a temporary closure must be applied for.*



Two representations have been received to the application. The first is a supporting comment from the nearest neighbouring dwelling located to the east (Cleavers Cottage).

The second states the following:

*Considering the proximity of the building work to the footpath I would expect there to be a temporary diversion as a minimum on Health and Safety Grounds and that the planning application should have a condition attached to make sure that if the footpath is effected that it is returned to it's original state.*

These comments are clearly reflected in in the PROW response.

An email was sent to Councillor Swinglehurst on 18<sup>th</sup> March. To date no response has been received.

Pre-application discussion:

153415/CE – the proposal was put forward under a pre-application request. While the dwelling has been extended before, the proposal was considered to be acceptable in principle.

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 proposed materials for the extension are stone for the elevations and slate on the roof. The windows and doors will be hardwood. With these materials matching those of the host dwelling they are considered to be in keeping and therefore acceptable.

While the dwelling has been extended previously, the current application is for a single storey extension. This is considered to retain the host dwelling as the dominant feature and the extension subordinate.

With regard to issues of overlooking, the windows proposed will look onto the applicants own garden as opposed to neighbouring dwellings.

With regard to issues of overshadowing, given the scale of the proposed and the land being set lower than the neighbouring dwelling to the north issues are not anticipated.

In relation to the comments made within one of the representations and the PROW response an informative note will be placed on any approval.

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



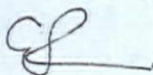
RECOMMENDATION: PERMIT ☒ REFUSE ☐

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

- 1) C01
- 2) C07 – drawings titled Block Plan and Proposal Drawing both received 22 February 2016.

### Informatives

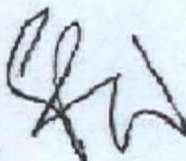
- 1) The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 2) I06



Signed: ..... Dated: 4<sup>th</sup> April 2016

### TEAM LEADER'S COMMENTS:

DECISION: PERMIT ☒ REFUSE ☐



Signed: ..... Dated: 4 April 2016.....