

DELEGATED DECISION REPORT

APPLICATION NUMBER

182015

Oakley End, Shelwick, Hereford, HR1 3AL

CASE OFFICER: Ms Amy Tawton

DATE OF SITE VISIT: 20/6/18

Relevant Development Plan Policies:

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

Core Strategy SD1

**Holmer and Shelwick
NDP** NDP is at drafting stage

Relevant Site History: DCH893518/F - Proposed house and garage– Approved with conditions 15 January 2018

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:

Oakley End is a red brick, concrete tile detached dwelling located within the settlement of Shelwick. The dwelling is located on the southern side of the U72413 and has one neighbouring dwelling to the east. To the rear are agricultural fields.

The proposal is for a two storey rear extension.

Representations:

Parish Council: No response

Local Member: No objection and agreed to delegated authority

Pre-application discussion:

None

Constraints:

Surface Water

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 National Planning Policy Framework (NPPF) is also 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.

When considering the proposed extension and the amount of built development as a result of the proposals, 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 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.

The proposed materials for the two storey extension are roof tiles to match the existing and facing brick, larch boarding and uPVC windows to match existing. The proposed materials are considered acceptable.

In terms of neighbouring amenity there is one dwelling located to the east of the dwelling. The two storey extension proposes a bathroom window on the side elevation facing towards the neighbouring property which will result in no overlooking issues. There are also a number of trees located on the boundary providing screening of the proposed extension to the neighbouring dwelling.

There are no overshadowing or overbearing impacts as there are no neighbouring properties to the rear and the rear extension does not overbear the neighbouring properties which are located 16 metres to the east.

The proposal is acceptable and complies with national and local planning policy 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 no. 850:07, 850-06, 850-05

Informatives

Statement P&P 1



Signed: Dated: ...24/7/18.....

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

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Signed:



..... Dated: 24 July 2018