

# DELEGATED DECISION REPORT

## APPLICATION NUMBER 131046/FH

Brookside Cottage, Knapton, Hereford, HR4 8ER

**CASE OFFICER:** Mr A Banks  
**DATE OF SITE VISIT:** 17/05/13

**Relevant Development Plan Policies:** Herefordshire UDP  
 DR1 - Design  
 H18 – Alterations and extensions

**Relevant Site History:** None relevant to this application

### CONSULTATIONS

|                               | Consulted | No Response | No objection | Qualified Comment | Object |
|-------------------------------|-----------|-------------|--------------|-------------------|--------|
| Parish Council                | X         |             | X            |                   |        |
| Neighbour letter/ Site Notice | X         | X           |              |                   |        |
| Other                         |           |             |              |                   |        |
| Local Member                  | X         |             | X            |                   |        |

### PLANNING OFFICER'S APPRAISAL:

#### Site description and proposal:

The application relates to a detached cottage lying immediately adjacent to the A4110. The property has been much altered over time with a series of extensions to the side and rear, and the construction of a detached building immediately to the north used as a garage and office.

The proposal seeks to alter some of the roof pitches on some of those additions, particularly seeking to replace flat roofed areas with pitches. The most significant change will be the raising of the ridge height of a single storey side extension by one metre from 4.4 to 5.4 metres.

#### Representations:

No objections received. Cllr cooper has confirmed that he is happy for the application to be dealt with as a delegated matter.

#### Pre-application discussion:

None

#### Constraints:

None relevant to this application

#### Appraisal:

The majority of the alterations proposed are to the rear of the property. The only change that will be visible from a public vantage point is the raising of the ridge of the single storey side extension. All of the alterations are of an appropriate scale and the elimination of flat roofs will help to improve the appearance of the property overall. The closest property to the application site lies to the north, beyond the detached garage/office building. The

alterations will not have a demonstrable impact upon residential amenity and it is concluded that the scheme fully accords with policy H18 of the UDP. The application is recommended for approval.

RECOMMENDATION:

PERMIT

☒

REFUSE

☐

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

*(please note any variations to standard conditions)*

1. C01
2. C06 – 13841/03 and 04
3. CBK.

**Reasons for Approval**

All of the alterations are of an appropriate scale and the elimination of flat roofs will help to improve the appearance of the property overall. They will not give rise to any demonstrable detriment to the residential amenity of neighbouring property and therefore the scheme accords with Policy H18 of the Herefordshire Unitary Development Plan.

**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.

Signed: ..... AB ..... Dated: ..... 10/6/13 .....

**TEAM LEADER'S COMMENTS:**

DECISION:

PERMIT

REFUSE

Signed: ..... AB ..... ☒ ..... Dated: ..... ☐ ..... 10/6/13 .....

**REASON FOR DELAY (if over 8 weeks)**

Negotiations

Consultees

Other

(please specify)

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