

DELEGATED DECISION REPORT

APPLICATION NUMBER 222629

September House, Pencraig, Ross-On-Wye, HR9 6HP

CASE OFFICER: Mr Joshua Evans

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

SS1 - Presumption in Favour of Sustainable Development

LD1 - Landscape and Townscape

SD1 - Sustainable Design and Energy Efficiency

National Planning Policy Framework (NPPF)

Chapter 2 – Achieving sustainable development

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

Relevant Site History: P214170/FH- Proposed Two Storey Extension- Refused (March 2022)
DS002670/F- Proposed Garage and Lobby- Approved with Conditions (May 2000)
DCH892650/RM- Proposed Dwelling- Approved with Conditions (March 1990)

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Marstow Parish Council	X	X			
Site Notice	X	X			
Local Member	X		X		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

September House is a detached property that lies to the east of the road to Glewstone and the west of the A40 (T) at Pencraig. It is constructed in brick with a plain tiled roof and is set back from the road. Residential properties lie to the north and south of the site.

The applicant seeks permission to erect a two storey side extension to the north elevation of the existing property.



Representations:

Local Member (Llangarron): No Redirection Request Made

Marstow Parish Council: No Response

Site Notice: No Responses

Pre-application discussion: **P221421/CE**

Constraints:

SSSI Impact Zone

Wye Valley Area of Outstanding Natural Beauty

Aquifer Secondary A

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 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

In this case, the policies relevant to the determination of this application have been reviewed and are considered to remain entirely consistent with the NPPF and as such can be afforded significant weight.

Scale, Design, and Appearance

Policy LD1 is of relevance to this proposal, and requires that proposals demonstrate that the character of the landscape and townscape has positively influenced the design scale, nature and site selection of the development. The proposal is considered against Policy SD1 of the Core Strategy, which relates to the design of new buildings including garages. The policy states that proposals should be designed to maintain local distinctiveness through detailing and materials, respecting scale, height, and proportions and massing of surrounding development.

Paragraph 126 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 130 (a) of the NPPF states that Planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

It is noted that the principle of an extension was discussed under P214170/FH, in which it was agreed that the proposed scale would be acceptable and would not represent an adverse impact upon the landscape nor character of the area owing to the proposed siting to the North elevation of the property. The proposed design of a dual pitched roof, is considered in keeping with the character of the area and properties within the vicinity. The principle of timber cladding is considered acceptable and a sample of materials should be supplied by condition.

Residential Amenity

Policy SD1 states that development must safeguard the amenity of existing and proposed residents in terms of overlooking, overshadowing and overbearing.

The proposed impact upon neighbouring properties was identified within P214170/FH, in which it concluded that there would be no adverse impact upon neighbouring properties.

Biodiversity

Policy LD2 of the Herefordshire Local Plan- Core Strategy states that development proposals should conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire.

It is noted that no ecological survey was conducted of the site prior to submission, thus it is not possible to identify whether there would be species loss as a consequence of the proposal. Should species be identified during construction work should cease and an accredited ecologist should be consulted. The proposal should also represent a biodiversity net gain for Herefordshire this should be done through the suitable placement of one bird boxes on the site. It is concluded that the proposal is compliant with Policy LD2 of the Herefordshire Local Plan- Core Strategy.

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

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

(please note any variations to standard conditions)

1. C01
2. C06
3. CKR
4. C13

Informatives

1. IP1
2. I33

Signed: *Joshua Evans*

Dated: 20 September 2022

TEAM LEADER'S COMMENTS:**DECISION:****PERMIT**☒**REFUSE**☐

Signed:



..... Dated: 20 September 2022

Is any redaction required before publication? NO