

DELEGATED DECISION REPORT

APPLICATION NUMBER

170452 & 170453

The Coach House, Old Hill Court, Lincoln Hill, Ross-On-Wye, HR9 7TQ

CASE OFFICER: Miss Emily Reed
DATE OF SITE VISIT: 27/02/2017

Relevant Development Herefordshire Local Plan – Core Strategy
Plan Policies: Policies RA5, SD1, LD1, LD4

National Planning Policy Framework (NPPF)
 Chapters 7, 11 and 12

Walford NDP
 Not yet at a stage where it is afforded any weight

Relevant Site History: DCSE2004/2404/F & DCSE2004/2404/L – Conversion of outbuilding to dwelling and associated works. Approved

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X		X		
Transportation	X		X		
Historic Buildings Officer	X		X		
Neighbour letter/ Site Notice	X	X			
Local Member	X		X		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The Coach House is a detached converted outbuilding that was previously associated with the Grade II listed Old Hill Court. The dwelling benefits from a private drive to the south and off the west of Lincoln Hill. The site lies within the Wye Valley Area of Outstanding Natural Beauty.

This application seeks planning permission and listed building consent for a single storey rear extension.

Representations:

The Historic Buildings Officer who had been involved in the pre-application discussions did not support the design. This HBO left the authority during the application process and as such, discussions were held with the new HBO.

After meeting with the agent, HBO, Team Leader and Case Officer, amendments were made to the design which included the cladding of part of the glazed element on the rear elevation and relocating the extension slightly.

On receipt of the amended plan, the HBO felt that the design was now acceptable as it improved the impact on the character of the building. As such, their concerns have been overcome and they do not object to the proposal.

Councillor Newman agreed to delegated authority of the applications via email dated 30th May 2017.

Pre-application discussion:

162424/CE – advice for a single storey extension was sought. Designs were discussed but the principle never agreed. A Heritage Statement was requested as part of any formal application.

Constraints:

Area of Outstanding Natural Beauty

Appraisal:

The conversion of the dwelling has been completed. However, the principles of any conversion of a rural building are covered under Policy RA5 and can be used as guidance post-conversion. Also applicable when assessing amendments post-conversion is Policy SD1. 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 extension will be located off the east elevation and accommodate a study and sunroom. It will measure approximately 7.6m in width and 4.5m from the rear elevation. With the roof being flat, it will measure approximately 2.7m.

The proposed materials are natural stonework on the central column with vertical cladding which now wraps around the side elevation and part of the rear elevation and aluminium framed glazing and fascias. While these are found to be acceptable, I find it appropriate to condition details of these on any approval.

The extension has been relocated slightly along the rear elevation and avoids awkward junctures with the features on the original elevation including two windows and a door.

The amendments that have been made to the elevations and re-siting the extension further along the rear elevation are found to overcome the HBO's concerns that the proposal would

detrimentally affect the character and setting of the building. As such, there is found to be compliance with Policy RA5 and this element of Policy SD1.

While it is noted that the neighbouring dwelling Old Hill Court is grade II listed, there is clear separation between the two and as such the extension is not found likely to be detrimental to the setting of the listed building.

With the extension being located within the rear garden associated with the host dwelling, and there being thick hedges along the boundary with the road, issues of overlooking or overshadowing are not anticipated.

As the site lies within an AONB, policy LD1 is engaged. This states that development proposals should conserve and enhance the natural, historic and scenic beauty of important landscapes and features including AONBs. Given the scale and nature of the development, the wider AONB is found to be conserved and therefore the proposal to be compliant with Policy LD1.

Given the above, and the amendments that have been made, the proposal is found to respect the character of the building and be constructed from materials that enable it to be clearly read as a new element. As such, the application is recommended for approval.

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

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

Planning permission conditions:

- 1) C01
- 2) C07 – drawing number 681-PL01 Rev A received 26 May 2017.

Listed Building Consent conditions:

- 1) C23
- 2) C07 – drawing number 681-PL01 Rev A received 26 May 2017.
- 3) C13

Informatives

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. Negotiations in respect of matters of concern with the application (as originally submitted) have resulted in amendments to the proposal. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Signed: Dated: 31st May 2017

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

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Signed: Dated: 2 June 2017