

# DELEGATED DECISION REPORT

## APPLICATION NUMBER P143180/FH

Woodlands, Symonds Yat, Ross-on-Wye, HR9 6BP

**CASE OFFICER:** Mr R Close

**DATE OF SITE VISIT:** .....31<sup>st</sup> October 2014.....

**Relevant Development**  
**Plan Policies:** DR1, H18  
and LA1

**Relevant Site History:**  
**None relevant**

### CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council		*			
Transportation	N/A				
Historic Buildings Officer	N/A				
Ecologist/Landscape Officer	N/A				
Environmental Health	N/A				
Environment Agency	N/A				
Forward Planning	N/A				
PROW	N/A				
Neighbour letter/ Site Notice		*			
Other	N/A				
Local Member			*		

### PLANNING OFFICER'S APPRAISAL:

Site description and proposal: The application relates to a detached dwelling in a remote area of the Great Doward, Symonds Yat area. The existing building is of no real architectural merit. It is a split level dwelling. Whilst the front elevation is visible from the lane, the other elevations are relatively obscured. The site is effectively set within woodland surroundings.

The proposal is in fact relatively simple. Whilst internal and other alterations are shown that do not need permission, the one element that requires permission is the new timber balcony area with glass balustrading wrapping around the western (rear) and southern (side) elevation.

Representations: No objections received

Pre-application discussion: None

Constraints: AONB

Appraisal: Development Plan policy allows for appropriately designed modest extensions / alterations to existing dwellinghouses in the countryside. The existing balcony is barely useable due to the proximity of the woodland to the west (excessive shading, leaf fall etc). One does wonder why it was originally designed in that form.

The current proposal is much more useable / functional and is well designed. There are no immediate neighbours so that there are no privacy issues.

The Local Ward Member has no objections.

I recommend accordingly.

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

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

- 1) C01 – Time Limit for Commencement (full permission)
- 2) C06 – Development in accordance with approved plans:-
  - Proposed Floor Plans & Elevations (Scheme Drawings) – Drawing number 14/1302/02 B (Scale 1:100 @ A3) received 22<sup>nd</sup> October 2014

**Informatives**

Statement of Positive & Pro-active Working - 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.

R.C

Signed: ..... Dated: .....22/11/14.....

**TEAM LEADER'S COMMENTS:**

**DECISION:**

**PERMIT**



**REFUSE**



Signed: ..... Dated: .....22.11.14.....

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

Negotiations

☐

Consultees

☐

Other

☐

(please specify)