

DELEGATED DECISION REPORT

APPLICATION NUMBER

174575

Cobnash House, Hostel Lane, Cobnash Kingsland, HR6 9QY

CASE OFFICER: Mr Andrew Prior

DATE OF SITE VISIT: ...4 January 2018 and previously

Relevant Development Plan Policies: Herefordshire Local Plan –Core Strategy : SD1, SS1, SS4, SS6, LD1, LD2, RA2, MT1

Kingsland NDP was made on 16 October 2017 Policies KNDP 1, 2, 3, 4, 8, 9 and 16(Cobnash) are relevant

Relevant Site History: 162033 – Two dwellings and garages – Approved

170687 – Discharge of Conditions

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	Y		Y		
Transportation	Y	Y			
Ecologist	Y		Y		
Natural England	Y		Y	Y	
Site Notice	Y	Y			
Local Member	Y		Y		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

This application relates to a parcel of garden and wider private amenity land relating to Cobnash House. It is mainly laid to grass with a variety of existing hedgerows and trees. Cobnash House itself resides adjacent to the main road in a sunken area. The application site rises slightly, but is well screened from both the main road and the lane.

This site which is within the identified settlement boundary for Cobnash has the benefit of planning approval for two dwellings and garages. This proposal is seeking to amend the

extant approval that shares a private access onto Broomy Hill road together with Cobnash House

Plot1 , the northernmost dwelling will only change with the addition of a wood stove, the flue projecting out through a single-storey element . A single width garage and shed is proposed to be replaced by a three bay garage, with external staircase leading up a studio area within the 47 degree pitched roof space. Plot 2 will have a high level window added to the principal elevation and single –storey plant-room addition on one corner of the three bedroom dwelling The garage approved is replaced by a two bay one with lean –to shed. .

The proposed plots are both physically and visually divorced from the main house by virtue of distance and natural features such as land contours and hedging.

Representations:

Parish Council supports application

Traffic Manager has not responded

Ecologist has no objections

Natural England advises suitable mitigation is needed in respect of foul and surface water drainage

Ward Member supports application

Pre-application discussion:

None

Constraints:

NE Priority Habitat

SSSI Impact Zone

Appraisal:

This site has the benefit of approval for two dwellings and single width garages/sheds. This proposal needs to be determined in accordance with policies SD1, SS1, SS4, SS6, LD1, LD2, RA2, MT1 in the Herefordshire Local Plan-Core Strategy together with policies in the made NDP relating to residential development and including policy KNDP 16 relating to Cobnash.

The two dwellings as approved will be altered marginally from that approved. The main revisions in particular with respect to plot 1 is the proposal for a three bay garage and on plot 2 a smaller in footprint two bay garage. The ridge height and massing for the three bay garage will materially alter the impact of the development. The impact is though mitigated by

the fact that the garage is set back in the well treed site and is not clearly visible from public vantage points outside of the site. The use of the larger garage in particular will need to be conditioned in order to protect the amenities of residents in the vicinity of the site . It is on this basis the proposal can be supported. The addition of a flue to plot 1 and plant room to plot 2 and additional window are minor alterations in keeping with the design and scale of the originally approved dwellings.

This revised scheme is a sustainable scheme providing two sympathetically designed dwellings together with measures for drainage, composting and recycling that align with policies not only in the Core Strategy , but also in the made NDP which now constitutes the development plan for residential development in Cobnash.

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

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

(please note any variations to standard conditions)

1. C01
2. C06 (drawing nos 1566.1K, 1566.2A, 1566.3A, 1566.4C, 1566.5C, 1566.6B, 1566.8)
3. C09 163022 5 October 2016
4. C58 The garage.....

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. 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: Dated: ...26 January 2018

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

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Signed:



Dated: 26/1/18