

DELEGATED DECISION REPORT

APPLICATION NUMBER

182685

Holly Cottage, Llangrove, Ross-On-Wye, HR9 6ET

CASE OFFICER: Mr C Brace

DATE OF SITE VISIT: 21st August 2018

Relevant Development Plan Policies:

- SS1 – Presumption in favour of sustainable development
- SS4 – Movement and transportation
- SS6 – Environmental quality and local distinctiveness
- RA5 – Re-use of rural buildings
- LD1 – Landscape and townscape
- LD4 – Historic environment and heritage assets
- SD1 – Sustainable design and energy efficiency

Neighbourhood Development Plan: Regulation 14 stage completed, Regulation 16 stage consultation is not anticipated soon.

Relevant Site History: None

CONSULTATIONS

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

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Holly Cottage is an attractive unlisted stone cottage positioned at 90 degrees to the main road through Llangrove village. The cottage appears on the 1843 maps and combining its age and appearance, is an unlisted heritage asset.

The proposal is a replacement porch.

Representations:

Llangarron Parish Council was given an extension of time however no comments have been received.

Local Member updated by email on 12/9/2018

Pre-application discussion:

None

Constraints:

Impact on the character and appearance of an unlisted heritage asset

Appraisal:

Legislation

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 (NPPF) is also a significant material consideration. It is also noted that the site falls within the Llangarron Neighbourhood Area, which has published a draft Neighbourhood Development Plan (NDP) for Regulation 14 consultation, however the NDP has no weight and is understood to be revised prior to further consultation.

Herefordshire Core Strategy

Core Strategy policy SS6 describes proposals *should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations.*

Policy SS6 then states in its list of criteria states *Development proposals should be shaped through an integrated approach and based upon sufficient information to determine the effect upon landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty.*

Core Strategy policy LD1 criteria requires new development must achieve the following:

- demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, including protection and enhancement of the setting of settlements and designated areas;
- conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, through the protection of the area's character and by enabling appropriate uses, design and management

National Planning Policy Framework

The National Planning Policy Framework 2018 (NPPF) has 'sustainable development' central to planning's remit and objectives. The NPPF also seeks positive improvements in the quality of the built, natural and historic environment and in regards people's quality of life.

The National Planning Policy Framework is a material consideration in the assessment of this application. The following sections are considered particularly relevant:

- 2. Achieving sustainable development
- 12. Achieving well-designed places
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment

Paragraph 11 of the Framework sets out the presumption in favour of sustainable development. For decision-taking this means that where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole, or specific policies in the Framework indicate that development should be restricted.

NPPF Paragraph 124 states *The creation of high quality 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 127 outlines Planning 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;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where

crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policies specific to protected landscapes (including AONBs) are detailed at paragraph 172 and states *Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty. The scale and extent of development within these designated areas should be limited.*

NPPF section 16 sets out the position regarding conserving and enhancing the historic environment. Specific principles and policies relating to the historic environment and heritage assets and development are found in paragraphs 184 – 202. Paragraph 197 states *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

Neighbourhood Development Plan

The NDP has no weight. The NDP has proposed landscape policies to protect and enhance the valued landscape setting and countryside hereabouts.

Assessment

The proposal the subject of this application proposes a replacement enclosed porch extending off the principle elevation of the dwelling. The cottage, although unlisted, if of some age, is attractive and makes a positive contribution to the character and streetscene hereabouts. Whilst there is no doubt an enclosed porch could be acceptable in principle, what is proposed by virtue of its design, mass and articulation has a significant detrimental impact on the character and appearance of the cottage and can not be considered either an appropriate response to context or good design. By association this has a detrimental impact on the character and appearance of the location. As such refusal I recommended as the proposal is contrary to Core Strategy policies SS1, SS6, LD1, LD4 and SD1 and the relevant design and heritage policies of the NPPF 2018.

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

REASONS FOR REFUSAL:

The proposal by virtue of its design, mass and articulation has a detrimental impact on the character and appearance of the cottage and can not be considered either an appropriate response to context or good design. By association this has a detrimental impact on the character and appearance of the location. As such the proposal is contrary to Core Strategy policies SS1, SS6, LD1, LD4 and SD1 and the relevant design and heritage policies of the NPPF 2018.

Informatives

1. Refused with way forward

Signed: CB Dated: 14/9/2018

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

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REFUSE

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Signed:



..... Dated: 14 September 2018.....