

DELEGATED DECISION REPORT

APPLICATION NUMBER

160281

Burley Gate House, Burley Gate, Hereford, HR1 3QR

CASE OFFICER: Hazel Nash

DATE OF SITE VISIT: 19th March 2016

Relevant Development

Plan Policies:

NPPF

Herefordshire Core

Strategy

LD4

Relevant Site History: 110870 – Conversion of existing coach house and garage to residential unit – approve with conditions
110871 - Conversion of existing coach house and garage to residential unit – approve with conditions

CONSULTATIONS

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

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Burley Gate House fronts on to the A465, east of the Burley Gate roundabout. The dwelling was formally a public house, however is now a residential dwelling, with a relatively large curtilage extending to the rear. The dwelling is a grade II listed building, constructed from brick, painted an off white colour under a slate roof.

Immediately to the west of the dwelling is a detached two storey outbuilding constructed from brick under a tiled roof. The building is within the curtilage of a grade II listed building. Previous planning approval was granted for the conversion of the coach house under DCN110870 and 110871. Whilst the scheme was implemented by the installation of foul drainage from the buildings to a new sewage treatment plant, the current owners wish to alter the approved scheme.

This proposal is to convert the coach house into a two bedroom unit with a living room, dining room and kitchen on the ground floor. The existing garage/store building to the north is to be retained for the extant purpose.

The proposal utilises existing openings, with the first floor bedrooms gaining natural light via conservation roof lights and the new addition of two first floor windows to the west elevation.

Representations:

Welsh Water – 09/02/2016 - no obj

Pre-application discussion:

None.

Constraints:

Grade II listed building adj

PROW nrby

HRA Screening Lugg

Protected Species Nrby

Appraisal:

The building is within the curtilage of the Grade II listed building and is therefore considered under Policy LD4. On balance, the proposal is considered to protect and conserve the heritage asset and its setting in an appropriate and suitable manner, preserving the components which make up the special interest of the building and its character.

The proposal has been carefully designed to ensure that the proposal does not adversely affect the character or appearance of the building or have a detrimental impact on its surroundings. This proposal satisfies these criteria and in these ways adheres to the planning policy.

The application for listed building consent is considered to comply with relevant policies and is therefore recommended for approval subject to conditions.

RECOMMENDATION:

PERMIT

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REFUSE

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

(please note any variations to standard conditions)

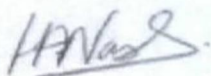
C23

C07 – Drawing Nos: 6225-2-3; 6225-2-5B and 6225-2-6;

C29

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, 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.



Signed:

Dated: 22/03/2016

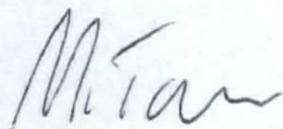
TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

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Signed:

..... Dated: 22/3/16