

DELEGATED DECISION REPORT

APPLICATION NUMBER

P141617/AM

Forge Cottage, Picts Cross, Ross-On-Wye, HR9 6QW

CASE OFFICER: Mr R Close

DATE OF SITE VISIT:7th July 2014.....

**Relevant Development
Plan Policies:**

Relevant Site History: 131132 - Two single storey extensions and a formal porchway.
Installation of an underground bunded oil tank - Permitted

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	N/A				
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	N/A				
Other	N/A				
Local Member			*		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal: The application relates to a detached property known as Fore Cottage at Pict's Cross in the Parish of Sellack.

The site has planning permission under reference 131132 for a variety of extensions and changes to the external appearance of the existing house, Works have commenced. The works to date are impressive.

This proposal for a non-material amendment involves:-

- a minor re-siting of the porch to the rear of the property by 1 metre in a south-easterly direction; and

- a revision to the materials proposed to be used upon the single storey extension to the south-east elevation. Materials would match those on the host building – natural stone to rear and end and render to front.

Representations: No objections received

Pre-application discussion: None

Constraints:AONB

Appraisal: These are two genuinely non-material alterations that are considered to be acceptable in terms of the building itself, design terms and in the landscape. The proposal has no affects on any other residential properties in the vicinity.

I recommend accordingly.

RECOMMENDATION: PERMIT ☒ REFUSE ☐

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

None

Informatives

None

Signed: *R-c* Dated:7/7/14.....

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

☐

Signed: Dated: 7.7.14

REASON FOR DELAY (if over 8 weeks)

Negotiations

☐

Consultees

☐

Other

☐

(please specify)