

DELEGATED DECISION REPORT

APPLICATION NUMBER

202922

Cheyney Court, Bishops Frome, Worcester, WR6 5AS

CASE OFFICER: Mr Matthew Neilson

DATE OF SITE VISIT:01/10/2020.....

**Relevant Development
Plan Policies:**

**Herefordshire Local Plan – Core Strategy
Policies:**

SD1- Sustainable design and energy efficiency
LD1- Landscape and Townscape
LD4 - Historic environment and heritage assets

Bishops Frome Neighbourhood Development Plan:

BF1 (Protecting and enhancing the character of the rural and built environment)
BF4 (Design and materials)

National Planning Policy Framework (NPPF)

Chapter 2: Achieving sustainable development

Chapter 12: Achieving well-designed places

Chapter 16: Conserving and enhancing the historic environment

Relevant Site History: **CDN061933/F** – Proposed extension to existing building – Approved July 2006.

CONSULTATIONS

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

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Cheyney Court forms part of a complex of buildings which lie to the north of the U65611 to the south east of Bishops Frome. The property itself is a large two storey detached dwelling with associated outbuildings and a large garden to the west.

The proposed development is the infill of an existing single storey extension in addition to reroofing the same extension and the insertion of new windows and doors. In addition the application proposes to reroof and introduce new openings to an existing outbuilding which lies to the north of the host dwelling. The materials are to match those of the existing structures.



Figure 1: Existing and proposed east elevation of dwelling



Figure 2: Existing and proposed west elevation of dwelling

Representations:

Ward Member – Councillor Chowns confirmed delegated authority of this application on 11th November 2020 via email.

Pre-application discussion:

None.

Constraints:

Road No. U65611
Listed Building – Nearby Grade II
Surface Water – Adjacent
SSSI Impact Zone
NE Priority Habitat – Nearby
River Lugg Drainage Board - Adjacent

Appraisal:

Policy context and Principle of Development

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) and the ‘made’ Bishops Frome Neighbourhood Development Plan (the NDP). At this time the policies in the Bishops Frome NDP can be afforded maximum weight as set out in paragraph 48 of the National Planning Policy Framework 2019, which itself is a significant material consideration.

The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (the 2012 Regulations) and paragraph 33 of the National Planning Policy Framework requires a review of local plans be undertaken at least every five years in order to determine whether the plan policies and spatial development strategy are in need of updating, and should then be updated as necessary. The Herefordshire Local Plan Core Strategy was adopted on 15 October 2015 and a review was required to be completed before 15 October 2020. The decision to review the Core Strategy has yet to be made and is due early November 2020. The level of consistency of the policies in the local plan with the NPPF will be taken into account by the Council in deciding any application.

Proposed alterations to single storey extension:

The proposed infill would result in a minor increase to the massing of the existing single storey north wing of Cheyney Court. In addition to the infill extension, the applicant proposes to alter the walls and roof of this wing. This would regularise the appearance of this part of the building requiring only a modest increase in the ridge height while maintaining the subservient nature of the structure. Therefore, in terms of height and massing, this element of the proposed development would have no demonstrable impact upon the amenity of neighbouring properties to the east, the character of the host dwelling or that of the setting. Therefore this element of the proposed development would comply with policy SD1 of the Herefordshire Core Strategy (HCS). In addition, as the proposed alterations would be modest in regard other scale of the overall dwelling and would use materials to match those of the existing structure there would be no appreciable impact upon the character of the setting or that of the wider landscape, complying with policy LD1 of the HCS.

The introduction of a window to the east elevation would face adjacent properties, however as the windows would be in a single storey structure and the existence of an extremely large wall (possibly part of the old farmyard) separating the properties, the impact would be limited and would not result in any overlooking. When viewed in the context of the east elevation as a whole the introduction of single window would not increase the impact upon the amenity of the adjacent properties, beyond that of the existing east elevation. The remaining windows are to be installed into the roof in addition to large sliding doors to the western elevation, would result in no demonstrable impact upon neighbouring properties as the roof windows would be at a height which would prohibit any possible observation and the west elevation overlooking the properties large garden with open farmland beyond. The proposed windows and doors therefore comply with policy SD1 of the HCS.

Proposed works to existing outbuilding:

The proposed alteration to the existing outbuilding would maintain the footprint and the increase in height would be modest. The result would be a structure that is considered sympathetic to the character of the setting and would not result in any impact upon with neighbouring or public amenity in addition to no demonstrable impact to the wider landscape, complying with policies SD1 and LD1 of the HCS.

Heritage Impact:

In regard to the Listed Buildings which lies circa 250 metres to the west, section 72 of the Listed Buildings and Conservation Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that listed building or conservation area. It is considered that this distance represents a sufficient degree of separation from the proposed development, in addition to substantial vegetation and tree cover and the existing host dwelling between the site of the proposed development and the heritage asset. Therefore the proposed works would not represent any appreciable harm upon the fabric or setting of the heritage asset. Therefore the proposed development complies with policy LD4 of the HCS.

Conclusion:

The proposal complies with planning policy notably SD1, LD1 and LD4 of the HCS, the local member has been updated and the application is justified as sustainable development in accordance with SS1 of the CS. The application is therefore recommended for approval with conditions attached.

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

CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:
(please note any variations to standard conditions)

C01 - Time limit for commencement.

C06 - Drawings No. 20131 – 001A, 20131 – 003D, 20131 – 004B and Application Form
dated 04/09/2020

CBK – Restriction of hours during construction

Informatives

IP1 - Application Approved Without Amendment.



Signed:

Dated:11/11/2019.....

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

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Signed:



..... Dated: 12/11/2020