

# DELEGATED DECISION REPORT

## APPLICATION NUMBER

### 191343

Oakley End, Shelwick, Hereford, HR1 3AL

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**CASE OFFICER:** Miss Laura Smith

**DATE OF SITE VISIT:** .....

**Relevant Development  
Plan Policies:**

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

**SD1-** Sustainable design and energy efficiency

**LD1-** Landscape and Townscape

**Holmer & Shelwick Neighbourhood Development Plan**

- The Neighbourhood Development Plan is at the Regulation 14 draft plan stage

**NPPF**

**Chapter 2 –** Achieving sustainable development

**Chapter 12 –** Achieving well-designed places

**Relevant Site History:** 182015/FH – Two storey rear extension

**DCH893518/F** - Proposed house and garage– Approved with conditions 15 January 2018

### CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Local Member	X				

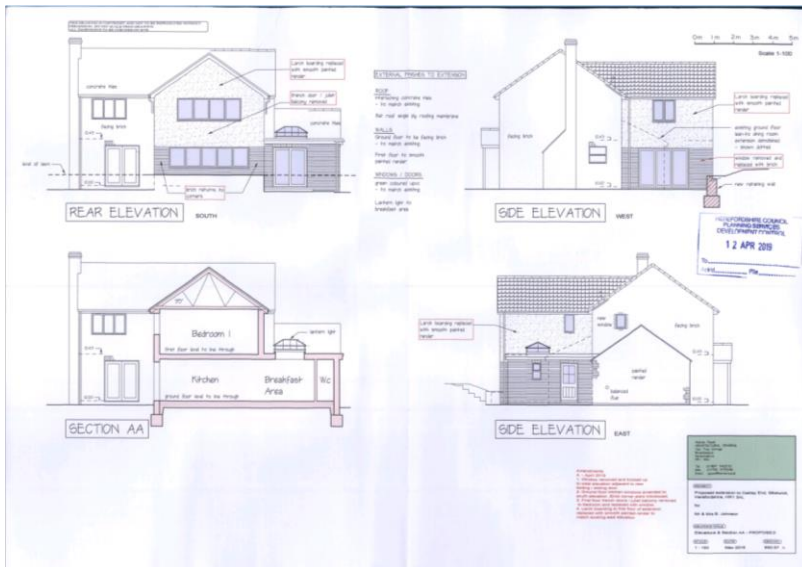
### PLANNING OFFICER'S APPRAISAL:

#### Site description and proposal:

Oakley End is a red brick, concrete tile detached dwelling located within the settlement of Shelwick. The dwelling is located on the southern side of the U72413 and has one neighbouring dwelling to the east. To the rear are agricultural fields.

This non material amendment is for:

1. Remove window adjacent to folding/sliding door in kitchen and brick up - west elevation - ground floor.
2. Brick corner piers introduced to south elevation - ground floor.
3. French doors/Juliet balcony removed and replaced with window - first floor- south elevation.
4. Larch boarding replaced with painted render - to match existing elevation.



Proposed Elevations

### Representations:

Ward Member informed

### Pre-application discussion:

N/A

### Constraints:

Surface Water

### Appraisal:

In this case the proposed amendment to remove the window in the west elevation ground floor is acceptable. The brick corner piers introduced to the south elevation will not have an adverse impact on the overall style of the extension and will remain in keeping with the host dwelling. The French doors/Juliet balcony being removed and replaced with a window in the south elevation is therefore reducing the outlook and will not have an adverse affect on the property. Also the larch board being replaced with painted render to match the existing elevation will remain in keeping if not adding to the materials of that of the current dwelling house therefore complying with CS LD1.

Therefore the slight change in materials and the removal of a window in the west elevation and the Juliet balcony in the first floor will not materially affect the character of the dwelling as it will remain in keeping with the area and the nature of the scheme.

The proposed non material amendments are considered to comply with the national and local planning policies.

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

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

*(please note any variations to standard conditions)*

C06 (850:07)

**Standard Informatives**

Signed: 

Dated: 9 May 2019

**TEAM LEADER'S COMMENTS:**

**DECISION:**    **PERMIT** ☒    **REFUSE** ☐

Signed: 

..... Dated: 9 May 2019 .....