

DELEGATED DECISION REPORT

APPLICATION NUMBER

170182

7 Centurion Way, Credenhill, Hereford, HR4 7FF

CASE OFFICER: Karla Johnson

DATE OF SITE VISIT: ...17.02.17.....

Relevant Development NPPF Chapter 7
Plan Policies:

Herefordshire Local Plan Core Strategy

SD1 Sustainable design and energy efficiency

LD1 Landscape and townscape

Relevant Site History: DS993083/F-Planning permission for housing estate –approved

CONSULTATIONS

| | Consulted | No Response | No objection | Qualified Comment | Object |
|-------------------------------|-----------|----------------|-----------------|----------------------|--------|
| Parish Council | x | x | | | |
| Contaminated Land | x | x | | | |
| Neighbour letter/ Site Notice | x | x | | | |
| MOD | x | x | | | |
| Local Member | x | x | | | |

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

7 Centurion Way is located in a early 21st century housing estate, located within Credenhill village. The property is a brick built semi detached property with front and rear garden. The property has a side garage and gate leading onto the garden.

The proposal will demolish the existing garage and replace with a single storey side extension to add additional living space. The materials proposed for the roof tiles and brick will match existing house.

Representations:

No comments received.

Pre-application discussion: None

Constraints: Neighbouring amenity, Close to listed building, MOD area.

Appraisal:

In regards to the National Planning Policy Framework (NPPF) promoting and achieving sustainable development is a key theme throughout this policy framework and achieving good design is identified in section 7 of the NPPF. Core Strategy policy (CS) SD1 Sustainable design and energy efficiency ensures proposals are fitting with the surrounding context in terms of design. Policy LD1 Landscape and townscape ensures development is in keeping with existing landscape and townscape character significant to Herefordshire.

The proposal is for a single storey side extension which will demolish the existing garage and provide additional living space to the dwelling. The building is a late 20th century early 21st century semi-detached dwelling. The design of existing building is traditional and of a brick built construction covered in render and will have a gable roof. The proposed extension is of a small scale simple in design but in keeping with the traditional features of the house. The extension will be 5.5m in width and 6.6 m in depth, which is the entire depth of the house and 6.3 m at the ridge of roof. The proposal will have a mezzanine floor and dormer window to the front elevation. The materials proposed will match the existing dwelling using facing brickwork to match and same roof tiles.

The proposal would not alter access to the property from the front or rear and has not proposal to affect car parking or highways. Due to its simple design and scale of the proposal, the extension is unlikely to have a significant impact on neighbouring amenity or rights of way as the front extension does not overlook neighbouring buildings. There is sufficient amenity space left to the rear and front of dwelling and boundary fences will be retained. The proposed materials will complement the existing red brick of the property.

Overall this proposal complies with Chapter 7 of the NPPF and Herefordshire Core Strategy Policy SD1 and LD1. No comments were received from the Ward Member or neighbour. The proposal for side extension is recommended for approval along with the conditions stated below.

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

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

(please note any variations to standard conditions)

C01


C07 Drawing 1 /2, Drawing 2/2

CBK

Informatives

- 1) 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: ...24/03/17.....

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

☐

Signed:



..... Dated: 24 March 2017