

DELEGATED DECISION REPORT

APPLICATION NUMBER

182491

Allt Cottage, Broadmeadow Lane, Hardwicke, Hereford, HR3 5TA

CASE OFFICER: Abigail Molyneux

DATE OF SITE VISIT:

**Relevant Development
Plan Policies:**

NPPF Chapter 2 - Achieving Sustainable Development
Chapter 12 - Achieving well-designed places
Chapter 15 - Conserving and enhancing the natural environment

Core Strategy SS1
SS6
SD1
LD1

**Clifford
Neighbourhood
Development Plan** Pre Draft Plan Stage therefore no weight can be given at this time.

Relevant Site History: DS012549/F Alterations & extension to existing cottage.
Approved 13-Jun-2001.

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:

The site consist of a modest cottage located within the parish of Hardwicke, the site is accessed off the U75209.

The application seeks consent to allow for the construction of a single storey extension. The proposed extension will measure 6.5m by 5m and have a height to the ridge of 4.2m.

Representations:

Cllr Price – confirmed via email received on 10 August 2018 that the application could be determined under delegated powers.

Parish Council – no response.

Pre-application discussion:

Reference 181631/CE.

Constraints:

PROW (nearby), SWS (nearby) and Common Land (nearby).

Appraisal:

Chapter 2 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways: economic, social and environmental. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development

Chapter 12 of the NPPF states planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Chapter 15 of the NPPF states planning policies and decisions should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); and
- recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.

Policies LD1 and SD1 seek to see proposals that will conserve and enhance the landscape, townscape and ensure proposals create safe, sustainable environments for all of the community.

Policy SS6 states that development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county's residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant.

Given the location and size of the proposed extension and its distance away from the nearby neighbouring dwellings, it is considered there would be no detrimental impact to the amenity of neighbours in terms of privacy, daylight and sunlight. As such it is considered the proposal complies with Policy SD1.

The property has had an extension permitted in the past which has altered the appearance of the dwelling from a modest cottage to a larger property. The proposal will result in an increase in built development to what currently exists at the site. However due to the scale of the proposed extension it is not considered to be at such a scale to justify refusal in this instance, however further development proposals would need careful consideration.

The proposed extension is of a good design whilst being of a scale and massing subservient to the original dwelling.

The proposed materials for the development proposed will match the existing property. It is considered the size of the proposal will not have an adverse impact upon the existing dwelling or the surrounding environment and so is considered to be acceptable.

It is considered that the design of the proposal is in keeping with the form, composition and overall appearance of the existing dwelling and the character of the surrounding area in terms of scale, mass, siting, detailed design and materials.

The proposals are acceptable and compliant with national and local planning policy and will be in keeping with the surrounding properties. It is considered the proposal will not cause an adverse impact upon the surrounding environment or neighbouring amenity.

The proposal complies with the adopted Development Plan and is therefore recommended for approval.

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

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

(please note any variations to standard conditions)

C01

C07 Drawing Number 1810/1 titled Existing and Proposed Plans and Elevations dated June 2018

Drawing Number 1810-L Location Plan produced 27/04/2018

Drawing Number 1810-S Block Plan scanned 05 July 2018

Informatives

1) Application Approved Without Amendment

Signed: 

..... Dated: 16/8/2018

TEAM LEADER'S COMMENTS:

DECISION: **PERMIT** ☒ **REFUSE** ☐

Signed: 

..... Dated: 16 August 2018