

DELEGATED DECISION REPORT

APPLICATION NUMBER

220287

Sunnyview, Three Ashes, Hereford, HR2 8LX

CASE OFFICER: Mr Joshua Evans

**Relevant Development
Plan Policies:**

Herefordshire Local Plan – Core Strategy

Policies:

Policy SS1 – Presumption in favour of sustainable development
Policy SS6 – Environmental quality and local distinctiveness
Policy SS7 – Addressing climate change
Policy LD1 – Landscape and townscape
Policy LD2 – Biodiversity and geodiversity
Policy SD1 – Sustainable design and energy efficiency
Policy SD2- Renewable and Low Carbon Energy
Policy SD3 – Sustainable water management and water resources
Policy SD4 – Waste water treatment and river water quality

Llangarron Neighbourhood Development Plan

Policy ENV1 – Landscape and biodiversity
Policy ENV4 – Public sewerage network and wastewater treatment works

NPPF

Chapter 2: Achieving Sustainable Development
Chapter 12: Achieving Well Designed Places

Relevant Site History: No Site History

CONSULTATIONS

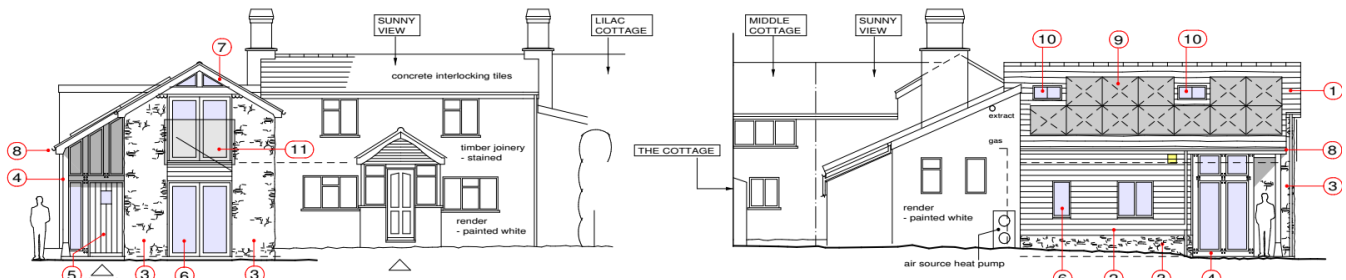
	Consulted	No Response	No objection	Qualified Comment	Object
Llangarron Parish Council	X		X		
Site Notice	X	X			
Local Member	X		X		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Sunnyview is an semi-detached two storey property located in Three Ashes, the property has open countryside to the North and South of the property.

The proposal seeks to demolish a single storey outbuilding and replace with 1.5 storey extension which sits to the principle elevation of the property. The extension would measure 5.4 metres in length, 7.6 metres in width and 5.5 metres in height.



Representations:

Local Member: No Redirection Request Made

Llangarron Parish Council: No Objection

“Llangarron Parish Council support this application noting there will be no increase in the footprint of the property. Councillors were pleased that the applicant is proposing to use reclaimed local stone in the construction which would be aesthetically pleasing and contribute to enhancing the property whilst remaining true to the characteristics of the immediate locality”

Site Notices; No Response

Pre-application discussion: Sought

Constraints:

SSSI Impact Zone

NE Priority Habitat- 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 Llangarron Neighbourhood Development Plan . At this time the policies in the LNDP can be afforded weight as set out in paragraph 48 of the National Planning Policy Framework, 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 was made on 9th 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

In this case, the policies relevant to the determination of this application have been reviewed and are considered to remain entirely consistent with the NPPF and as such can be afforded significant weight.

The considerations with regard to the application relate to scale, design and appearance, its impact upon residential amenity, its impact upon biodiversity and its impact upon water resources.

Scale, Design and Appearance

Policy LD1 is of relevance to this proposal, and requires that proposals demonstrate that the character of the landscape and townscape has positively influenced the design scale, nature and site selection of the development. The proposal is considered against Policy SD1 of the Core Strategy (CS), which relates to the design of new buildings including garages. The policy states that proposals should be designed to maintain local distinctiveness through detailing and materials, respecting scale, height, and proportions and massing of surrounding development.

The proposal would seek to alter the principle elevation of the property however would not seek to create adverse impacts upon the wider landscape as the proposal would be screened by the existing properties as well as the foliage which exists on the site. It is considered that whilst it may appear prominent sat forward of the original dwelling, given the site constraints and the evolved and irregular wayside character of the settlement at Three Ashes, it would not appear incongruous or dominate the character and appearance of the rural street scene in an unacceptable manner. The proposed materials of reclaimed local stone, timber cladding would be considered acceptable as it attempt to emulate a rustic agricultural style of building, this is considered to be sympathetic to the wider landscape. It is considered the design of the overall building would not result in adverse impact upon the character of the area with the style of windows considered to be sympathetic to the wider area. The proposal is considered to be acceptable and in line with the CS and the LNDP.

Residential Amenity

Policy SD1 states that development must safeguard the amenity of existing and proposed residents in terms of overlooking, overshadowing and overbearing.

There would not appear to be any effects arising for near neighbours due to the position of the extension within the site

Renewable Energy and Low Carbon Energy

Policy SD2 states that development proposals that seek to deliver renewable and low carbon energy will be supported where they meet the following criteria: the proposal does not adversely impact upon international or national designated natural and heritage assets; the proposal does not adversely affect residential amenity; the proposal does not result in any significant detrimental impact upon the character of the landscape and the built or historic environment and the proposal can be connected efficiently to existing national grid infrastructure unless it can be demonstrated that energy generation would be used on-site to meet the needs of a specific end user.

It is considered that the adoption of the solar panels and the ASHP is acceptable and could be undertaken within permitted development rights and thus would be supported in line with the policy SD2 of the CS. It is considered that the siting of such equipment would have a

limited impact upon the amenity of the adjoining neighbours owing to the site election and the orientation of the technology.

Impact upon Biodiversity

Policy LD2 states that development proposals should conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire. Policy ENV1 of the LNDP states that proposals for development should seek to protect and enhance the biodiversity and the natural, historic and scenic beauty of important landscapes in the Neighbourhood Area. It is considered that the proposal would not give way to adverse biodiversity impacts, the proposed biodiversity net gains would be considered to be acceptable to achieve biodiversity net gain in line with policy LD2 of the CS, and ENV1 of the LNDP.

Impact upon Water Resources

Policy SD3 Measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk; to avoid an adverse impact on water quantity; to protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation. Policy SD4 states that development should not undermine the achievement of water quality targets for rivers within the county, in particular through the treatment of wastewater.

Owing to the catchment of the site it is considered that the existing drainage arrangements would be considered acceptable. It is considered that the proposed arrangements should be agreed by the applicant and the local planning authority to avoid adverse impacts upon water resources.

Conclusion

It is considered that the proposal is compliant with the CS and the LNDP, with regard to scale, design and appearance, its impact upon residential amenity, its impact upon biodiversity and its impact upon water resources. It is therefore compliant and thus would be recommended for approval.

RECOMMENDATION: PERMIT

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

(please note any variations to standard conditions)

1. C01
2. C06- (Biodiversity and Ecology Measures Compliance Checklist; 898-05; Climate Change Compliance Checklist; 898-01; 898-06)
3. CKN
4. Within six months of any of the solar photovoltaic panels hereby permitted becoming redundant, inoperative or permanently unused, those panels and all associated infrastructure shall be removed and re-used, recycled, the materials recovered, or be finally and safely disposed of to an appropriate licensed waste facility, in that order of preference.

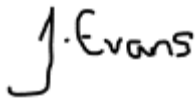
Reason: To ensure a satisfactory form of development, avoid any eyesore from redundant plant, prevent pollution, and safeguard the environment when the materials reach their end of life, in accordance with Policies SD1 and SD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

5. All foul water shall discharge through connection to a new private foul water treatment system with final outfall to suitable soakaway drainage field on land under the applicant's control; and all surface water shall discharge to appropriate SuDS or soakaway system; unless otherwise agreed in writing by the Local Planning Authority.

In order to comply with Conservation of Habitats and Species Regulations (2017), National Planning Policy Framework, NERC Act (2006), and Herefordshire Local Plan - Core Strategy policies LD2, SD3 and SD4

Informatives

1. IP1
2. I33



Signed:

Dated: 15 March 2022

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT ☒

REFUSE ☐



Signed: Dated: 17 March 2022

Is any redaction required before publication? No