

# DELEGATED DECISION REPORT

## APPLICATION NUMBER

### 191132

Land adjacent to Ramblers Court, Withington, Herefordshire,

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**CASE OFFICER:** Mr Simon Withers

**DATE OF SITE VISIT:** N/A .....

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

SS1, SS2, SS4, SS6, SS7, RA1, RA2, RA3, H1, H3, OS1, MT1,  
LD1, LD2, SD1, SD3, SD4, ID1.

Withington Group Neighbourhood Area was designated on  
22.7.2013. The Neighbourhood Development Plan is  
awaiting Examination and as such can be given significant  
weight.

NPPF

**Relevant Site History:** 173429 – Proposed erection of 3 dwellings. Approved.

#### CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Local Member	X	X			

#### PLANNING OFFICER'S APPRAISAL:

##### Site description and proposal:

The site occupies the southern part of a triangular area of land between the A4103 (Hereford to Worcester), the C1130 (Bartestree to Whitestone) and an unclassified road (which formerly was the northern section of the C1130 before it was realigned to the southeast) at Whitestone. To the north there are three dwellings (Ramblers Court), comprised in a single, extended building and to the southeast there is a Business Park.

The site is currently overgrown and the levels cannot be readily and accurately be determined and as such the applicant, upon request, has provided sectional information.

Permission was granted pursuant to 173429/F for the erection of 3no. two storey detached dwelling with detached double garages and vehicular access off the southern section of the unclassified lane (it being a no-through road, with bollards preventing access other than pedestrian and cyclists.

The application seeks a non-material amendment to allow for the repositioning of Plot 3 and its associated garage to provide the necessary clearance for a Welsh Water water main exclusion zone. This would move Plot 3 further from the boundary with Ramblers Court and the garage serving it would effectively mirror the garage serving Plot 1.

Representations:

None

Pre-application discussion:

None

Constraints:

N/A

Appraisal:

The extant permission has established the principle of 3 new dwellings upon the site and the repositioning of Plot 3 and its garage will have no adverse residential amenity of visual impact upon neighbouring occupiers and the wider character of the area.

The exclusion zone would effectively prevent this scheme coming forward in its approved form and as such this modest change secures the deliverability of the site which is welcomed.

In view of the above, I consider that this change can reasonably be regarded as non-material and recommend it for approval

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

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

C06 1319.25

Standard Informatives



Signed: ..... Dated: ...17 April 2019.....

**TEAM LEADER'S COMMENTS:**

**DECISION:**

**PERMIT**

☒

**REFUSE**

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Signed:  ..... Dated: 17/4/19 .....