

DELEGATED DECISION REPORT

APPLICATION NUMBER

203659

19 Apple Meadow, Weobley, Hereford, HR4 8RZ

CASE OFFICER: Miss Amber Morris

DATE OF SITE VISIT: 12/11/2020

**Relevant Development
Plan Policies:**

Herefordshire Local Plan – Core Strategy (CS) Policies:

SS1 Presumption in favour of sustainable development

SS6 Environmental quality and local distinctiveness

LD1 Landscape and townscape

LD4 Historic environment and heritage assets

SD1 Sustainable design and energy efficiency

Weobley Group Neighbourhood Development Plan (NDP):

NDP made 11th October 2019

WE08 Development within Weobley conservation area

National Planning Policy Framework 2019 (NPPF):

Chapter 2 Achieving sustainable development

Chapter 11 Making effective use of land

Chapter 12 Achieving well-designed places

Chapter 16 Conserving and enhancing the historic environment

Relevant Site History: None relevant

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X	X			
Environmental Health (contamination)	X			X	
Press/ Site Notice	X	X			
Ward Councillor	X		X		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

19 Apple Meadow is a detached two-storey dwelling of red brick construction on the eastern edge of the Weobley Conservation Area. The application seeks consent for a proposed bay window on front of dwelling, infilling of the existing porch as well as a single storey rear extension to measure approximately 3.6 metres by 8.1 metres.

Representations:

Parish Council – No response

Environmental Health (contamination) – No comment

Site Notice – No response

Ward Councillor – Updated via email on 10th December 2020. Cllr supports the application and has not made a redirection request.

Pre-application discussion:

None sought

Constraints:

U93230
Conservation area
Contaminated land
Surface water nearby
SSSI impact zone
Weobley policy WE014

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' Weobley Group Neighbourhood Development Plan (NDP). At this time the policies in the NDP can be afforded full weight as a planning consideration. The National Planning Policy Framework 2019 is also 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 key theme of the NPPF is to promote and achieve Sustainable Development and is identified in paragraphs 6 to 17 of the NPPF.

Chapter 7 of the NPPF states the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Policies LD1 and SD1 of the Herefordshire Core Strategy seek to see proposals that will conserve and enhance the landscape, townscape; respond positively to local distinctiveness and ensure proposals create safe, sustainable environments for all of the community. Safeguarding residential amenity for existing and proposed residents, and ensuring that design respects the scale, height, proportions and massing of surrounding development.

While Policy LD4 of the Core Strategy does require heritage assets and their settings to be protected, conserved and enhanced. This is reinforced through NDP policy WE08, which requires new development to contribute positively to the Conservation Area.

The proposed design of the single-storey extension is modest in scale compared to the original dwellinghouse, which would remain as the dominant element of the dwelling. The proposal will ensure that the existing design of the dwelling is respected, harmonising with the residential character of the dwelling and wider locale. The porch infill and bay window addition would not look out of character in the site's setting. The proposed materials would complement the existing and this is considered appropriate given the nature of the addition. In regards to scale, the proposed extensions are considered to suitably conserve local character and the character of the host dwelling in line with CS policies SD1 and LD1, WE08 of the NDP and NPPF paragraph 124.

Whilst no concerns have been raised locally with regards to the impact the extension would have on the amenity of neighbouring dwellings, I must afford consideration to this, particularly as the LPA must take a long-term view on such matters. The enlarged part of the dwelling would benefit from the addition of windows on rear and west elevations, however, no windows are proposed on the east elevation. Given the single storey nature, orientation of the dwelling and arrangement of neighbouring dwellings it is not considered that the proposed development

will give rise to issues regarding overlooking. Moreover it is not considered that the extension will lead to a loss of light or overshadowing. Therefore, it is not considered that the proposal will have a harmful impact of the surrounding neighbouring properties with regards to overlooking, therefore in line with Policy SD1 of the CS and WE08 of the NDP.

There has been a no comment representation received from environmental health in relation to contaminated land issues.

There are no other matters pertinent to the proposal which requires discussion or assessment and taking the above into account, it is considered that the proposal generally accords with the provisions of the Herefordshire Local Plan – Core Strategy and the Weobley Group Neighbourhood Development Plan together with the overarching aims and objectives of the National Planning Policy Framework. The application is accordingly recommended for approval subject to the conditions as set out below.

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

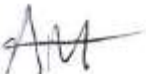
CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:

(please note any variations to standard conditions)

1. C01
2. C07 (drawing numbers 201152/01, 201152/02a, 201152/02a and 201152/04)
3. CBK

Informatives

1. IP1

Signed: 

Dated: 10/12/2020

TEAM LEADER'S COMMENTS:

DECISION: **PERMIT** ☒ **REFUSE** ☐

Signed:  Dated: 16/12/2020

