

DELEGATED DECISION REPORT

APPLICATION NUMBER

152100

The Royal Lodge, Symonds Yat, Ross-On-Wye, HR9 6JL

CASE OFFICER: Miss Emily Reed
DATE OF SITE VISIT: 30/07/2015

Relevant Development Plan Policies: Herefordshire Unitary Development Plan (HUDP)
Policies S1, DR1, DR2, LA1, RST1, RST2, RST12, M5

National Planning Policy Framework (NPPF)
Chapters 3, 7 and 11

Herefordshire Local Plan Draft Core Strategy (CS)
Policies SD1

Relevant Site History: DCSE2005/3107/F – Single storey extension to side to provide toilet facilities. Approved 23/11/2005

DCSE2003/3884/F – Construction of desk complete with balustrading and handrails. Approved 18/02/2004

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X	X			
Transportation	X		X		
Landscape Officer	X	X			
Ecologist	X		X		
Hereford Nature Trust	X	X			
Forestry Commission	X		X		
Minerals & Waste	X		X		
PROW	X		X		
Neighbour letter/ Site Notice	X	X			
Natural England	X		X		
Local Member	X		X		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The Royal Lodge Hotel is located directly to the east of the River Wye and accessed off the C1258. The site is within an Area of Outstanding Natural Building and although outside out of a SSSI, it is within an SSSI Impact Zone.

This application seeks permission to replace an existing function room with a new single storey function room off the front elevation of the hotel. The extension will measure approximately 9m from the front elevation and 12m in length. With a flat roof structure, the height will measure 3.2m in height.

Representations:

Councillor Newman agreed to delegated authority of the application on 19th August 2015.

Natural have no objection to the proposal subject to conditions being attached to any approval.

Constraints:

AONB

Appraisal:

With the proposal being for an extension to a hotel within an Area of Outstanding Natural Beauty, Policies RST1 and RST2 are particularly applicable. These policies state that proposals will be permitted where they do not harm the amenity of the nearby residents, are in keeping and respectful with the inherent distinctiveness of the local landscape, are small-scale and constructed from appropriate materials and make a positive contribution to the natural beauty of the AONB.

The extension, albeit larger, will replace an existing single storey element that is no longer fit for purpose. With this in mind, issues impacting upon neighbouring buildings, which are largely hotels, are not anticipated. Although on the front elevation, the proposal is not readily visible due to having the beer garden associated with the hotel between the extension and the car park and river.

The materials proposed for the extension are painted render with a flat roof system and slate grey boarding to the fascias. The windows and doors will be white uPVC. With these materials largely matching the host dwelling, they are considered to be in keeping and therefore acceptable.

Given that the proposal is for a replacement element as well as being single storey, the original building will remain the dominant feature. The wider AONB is also unlikely to be affected.

With the above in mind, the proposed is considered to be compliant with the relevant HUDP policies and NPPF and is therefore recommended for approval.

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

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

(please note any variations to standard conditions)

- 1) C01
- 2) C07 – drawing number 5191:04 received 14th July 2015.

- 3) Prior to commencement of development, a Construction Environmental Management Plan shall be submitted for approval in writing by the local planning authority and shall confirm that:
- All materials, equipment and machinery shall be stored in a designated compound, outside the SSSI's.
 - Environment Agency guidelines will be followed and all reasonable precautions will be undertaken to ensure no pollutants enter the water-course.
 - That the applicant shall carry out operations in such a way as to give rise to as little damage as reasonably practical to the SSSI's/SAC. This includes restricting vehicle movements within the SSSI's/SAC to a minimum.
 - That all contractors working on site shall be made aware of the designation afforded the Upper Wye Gorge and River Wye as SSSI's, and be provided with a map that clearly shows their defined boundary in relation to the development site.

The Plan shall be implemented as approved.

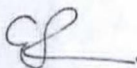
Reasons:

To ensure that all species and sites are protected having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 and Policies NC1 NC6 and NC7 of Herefordshire's Unitary Development Plan.

To comply with policies NC8 and NC9 within Herefordshire's Unitary Development Plan in relation to Nature Conservation and Biodiversity and to meet the requirements of the NPPF and the NERC Act 2006

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.
- 2) N11A
- 3) N11C



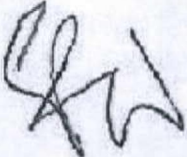
Signed: Dated: 26th August 2015

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT ☒

REFUSE ☐

Signed:  Dated: 26 August 2015.....