

DELEGATED DECISION REPORT

APPLICATION NUMBER

183897

Plot 1 Site Adjacent The Laurels, Llangrove, Ross-on-Wye, Herefordshire,

CASE OFFICER: Mr Owen Jeffreys

DATE OF SITE VISIT: 19/11/2018

**Relevant Development
Plan Policies:**

Herefordshire Local Plan – Core Strategy

Policies:

SD1- Sustainable Design and Energy Efficiency

LD1- Landscape and Townscape

SS1- Presumption in favour of sustainable development

Llangarron Neighbourhood Development Plan:

Llangarron Parish Council submitted their draft Neighbourhood Development Plan for Regulation 14 consultation on 6th February 2017, with consultation ending on the 20th March 2017. Therefore at this time the NDP is given limited weight in this assessment.

National Planning Policy Framework:

Chapter 2- Achieving sustainable development

Chapter 12- Achieving well-designed places

Chapter 15- Conserving and enhancing the natural environment

Relevant Site History:

S113212/F- Demolition of existing dwelling and attached outbuilding and construction of replacement dwelling with detached garage. Refused.

S122637/F- Demolition of existing dwelling and attached outbuildings and construction of replacement dwelling with detached garage. Approved with conditions.

P131997/F- Demolition of existing dwelling and attached outbuildings and construction of replacement dwelling with detached garage. Approved with conditions.

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X		X		
Ecologist	X		X		
Local Member	X		X		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The site is located at the village of Llangrove. Previous planning permission has been given for the destruction of the existing building on site and the construction of a new dwelling. The new development has not yet been completed, but construction is underway.

The proposal is for a variation of condition on permission P131997/F. Specifically, the applicant wishes to change the accepted guttering system to a black upvc system.

Representations:

None

Local member contacted and agreed delegated authority.

Pre-application discussion:

None

Constraints:

PROW- Nearby
Protected Species
SSSI Impact Zone

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). It is also noted that the site falls within the Llangarron Neighbourhood Area, which published a draft Neighbourhood Development Plan for Regulation 14 consultation on 6th February 2017. At this time the policies in the draft NDP can be afforded limited weight as set out in paragraph 48 of the National Planning Policy Framework 2018, which itself is a significant material consideration.

Overall the change of exterior water drainage design to black upvc is not considered to be significant. When visiting the site it was noted that a number of properties in the surrounding area have black

upvc drainpipes, and therefore the change is considered to integrate well with the existing built environment in accordance with CS policy LD1. Therefore this change is considered acceptable and the application is considered for approval.

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

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

The permission hereby granted is an amendment to planning permission P131997/F dated 5th August 2013 and, otherwise than is altered by this permission, the development shall be carried out in accordance with that planning permission and the conditions attached thereto.

Reason: For the avoidance of doubt and to comply with the requirements of Policy SD1 of the Herefordshire Local Plan – Core Strategy [and the National Planning Policy Framework].

Informatives


IP1

Signed: 

Dated: 12/12/2018

TEAM LEADER'S COMMENTS:

DECISION: **PERMIT** ☒ **REFUSE** ☐

Signed:  Dated: 12 December 2018.....