

# DELEGATED DECISION REPORT

## APPLICATION NUMBER

### 210499

19 Willow Rise, Sutton St Nicholas, Hereford, HR1 3DH

---

**CASE OFFICER:** Miss Emily Brookes

**DATE OF SITE VISIT:** .....16/3/21.....

**Relevant Development  
Plan Policies:**

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

SS1 – Presumption in favour of sustainable development  
SD1 – Sustainable design and energy efficiency  
LD1 – Landscape and townscape  
LD4 - Heritage assets and historic environment

**Sutton St Nicholas Neighbourhood Development Plan  
[Adopted 2017]**

**Policies:**

Policy 1 – Settlement Boundary  
Policy 6 – Landscape  
Policy 7 – Building Design

**NPPF**

2 – Achieving sustainable development  
12 – Achieving well-designed places

**Relevant Site History:**     **None**

### CONSULTATIONS

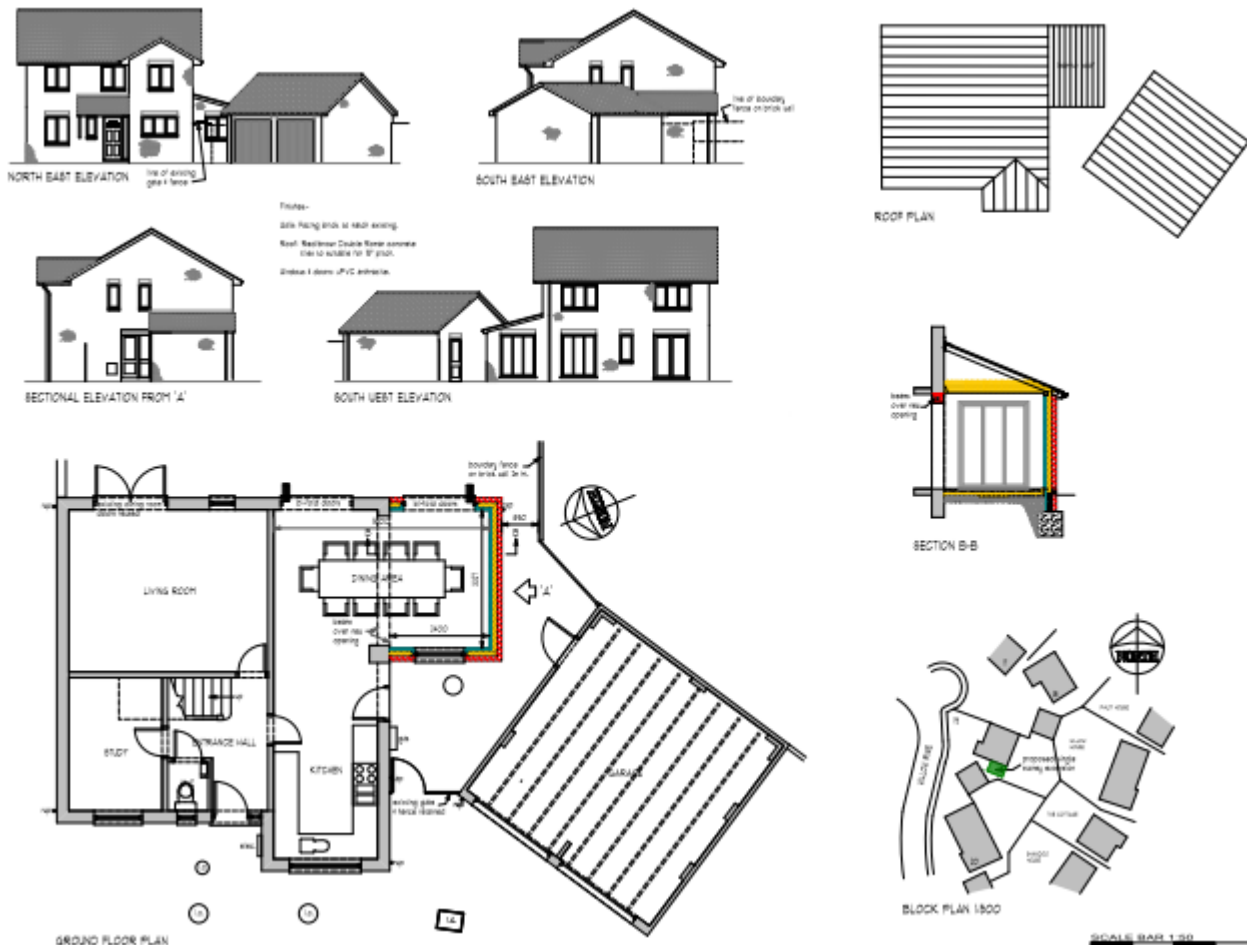
	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X	X			
Press/ Site Notice	X			X(1)	
Local Member	X				

### PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

19 Willow Rise is a two-storey detached dwelling located within a cul-de-sac in Sutton St Nicholas. The property is constructed of red brick and red/brown concrete tiles. The property hosts a garage to the side of the dwelling (south of host dwelling).

The proposed development is for the erection of a single storey side extension to the side of the property. The extension introduces bi-fold doors to the rear elevation and a window to the front elevation, no openings are proposed in the side elevation.



### Representations:

Parish Council	No response
Press/ Site Notice	<p>One letter was received outlining the following concerns:</p> <ul style="list-style-type: none"> <li>The location plan is incorrect as it includes part of the neighbouring property's land</li> <li>The drawing notes a garage conversion which is not shown elsewhere in the application</li> </ul>
Local Member	Updated of application via email dated 6 <sup>th</sup> April. No redirection request made.

Pre-application discussion:

None sought

Constraints:

U72644

Grade II Listed building nearby

Conservation Area

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) and the 'made' Sutton St Nicholas Neighbourhood Development Plan (NDP). At this time the policies in the NDP can be afforded weight as set out in paragraph 48 of the National Planning Policy Framework 2019, 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

The principle of residential extensions is considered acceptable, as written in SD1 of the CS, subject to the enlargement respecting the scale, height, massing and proportions of the existing dwellings and ensuring that that it causes no harm to the amenity of neighbours through the loss of light, overshadowing or through overlooking. It is clear that the extension is subservient and the host dwelling appears to remain as the dominant feature. The single-storey extension will have a maximum height that is well below the roofline of the host dwelling, ensuring it is read as a subservient, later addition. It is not considered that the proposal would depart from the character of the host dwelling or surrounding area. As such, the scheme is of an appropriate scale, design and appearance and is in adherence with LD1 and SD1 of the CS and Policies 6 and 7 of the NDP.

The proposal has been designed in a manner that reflects the host dwelling, utilising materials to match those of the host dwelling. This design approach ensures that the existing design of the dwelling is respected, harmonising with the residential character of the dwelling and wider locale. By virtue of the forgone, I do not detect conflict with Policies 6 and 7 of the NDP nor SD1 and LD1 of the CS or Section

12 of the NPPF.

Whilst no concerns have been raised with regards to the impact the extension would have on the amenity of neighbouring dwellings by way of loss of light and outlook and sense of overbearing scale, I must give this due consideration. The proposed extension is a small addition and is sited between the dwelling and the garage of the host dwelling, and is therefore amongst existing built development. Therefore, due to the scale and siting of the extension, it is not considered that the extension would lead to an enlargement considered overbearing to such an extent which would cause harm to the amenity of neighbouring dwelling. Furthermore, it is not considered that the neighbouring property would face significant disruptions to day light and sunlight into their property. Therefore, no conflict with Policy SD1 of the CS is found in this instance.

The proposal would not lead to any net reduction on off-street parking of which the dwelling currently benefits from. It is not considered that the residential extension proposed would give rise to any prejudicial impact on the local highway network and therefore no conflict is found with CS Policy MT1 or the principles found within Chapter 9 of the NPPF.

It is considered that this scheme would not lead to any harm to the character of the listed buildings in the surrounding area (found 50 metres, 80 metres and 115 metres to the west). The proposal is substantially distanced from the listed buildings and there are numerous other structures between the proposal and the listed buildings which act as a visual barrier. No harm or conflict with LD4/LD1 of the CS is therefore found, and the duties imposed by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act are fulfilled. There is no requirement to follow the paragraph 196 test given no harm has been identified.

The plans have been updated to take into account the comments raised through the representation received.

In assessing the application it is considered that the proposal accords with the provisions of the Herefordshire Local Plan – Core Strategy and NDP together with the overarching aims and objectives of the National Planning Policy. It is therefore my recommendation to grant planning permission subject to the below conditions.

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

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

C01

C06 [JS/62/20/2 Rev D; JS/62/20/1 Rev B and the application form]

## **Informatives**

**IP2**

**E.B**

Signed: ..... Dated: .....24/3/21.....

**TEAM LEADER'S COMMENTS:****DECISION:****PERMIT**☒**REFUSE**☐

Signed:

AB.

..... Dated: 13/4/2021