

# DELEGATED DECISION REPORT

## APPLICATION NUMBER

### 212324

Highfield, Whitchurch, Ross-On-Wye, HR9 6DW

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**CASE OFFICER:** Mrs G Webster  
**DATE OF SITE VISIT:** 7<sup>th</sup> September 2021

**Relevant Development** Herefordshire Local Plan – Core Strategy  
**Plan Policies:** Policies: LD1, LD2, SD1, MT1

Whitchurch and Ganarew Neighbourhood Development Plan  
Made 11 October 2019  
Policy WG7 – Housing Design and appearance

**NPPF**

**Relevant Site History:** S102847/FH – Proposed two storey extension and roof alterations – approved  
P132864/FH – proposed two storey extension and roof alterations – approved

### CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	XX	X	X		
Site Notice	X	X			
Local Member	X		X		

### PLANNING OFFICER'S APPRAISAL:

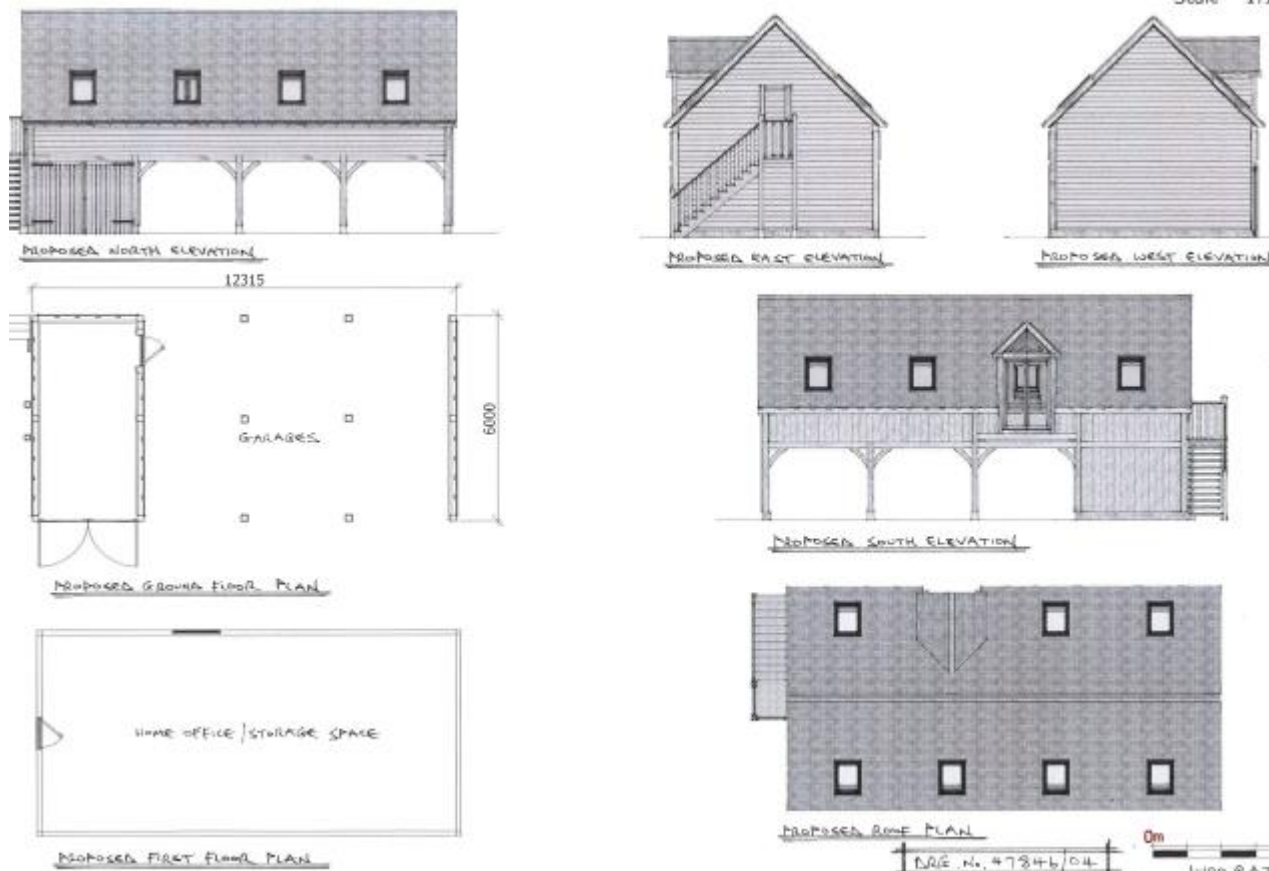
#### Site description and proposal:

Highfield is a detached two storey dwelling located to the south of the old Ross-on Wye to Monmouth road ( CI 251) which lies to the south east of the A40 dual carriageway south of Whitchurch. The area is not within any settlement boundary and is therefore within the open countryside.

The site is within the Wye Valley AONB.

The proposal is for a three bay carport and store on the ground floor with home office / store above. An external staircase provides access to the upper floor. Amended plans were received on 9<sup>th</sup> November 2021 showing one dormer and three rooflights on the south elevation, and four rooflights on the northern elevation.

The proposed garage is to be located to the south west of the property.



Representations:

**Whitchurch and Ganarew Parish Council** – no objections to the amended plans

No further comments received

Local Member updated via email, no objections to approving the amended plans

Pre-application discussion:

N/A

Constraints:

Wye Valley AONB  
Article 4 direction  
SSSI impact zone  
NE priority habitat adj  
Protected species adj

## 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’ Whitchurch and Ganarew Neighbourhood Development Plan (NDP). The NPPF 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 and Policy WG7 of the Whitchurch and Ganarew Neighbourhood Development Plan 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.

It also states that development proposals should conserve and enhance the natural, historic and scenic beauty of important landscapes and features including Areas of Outstanding Natural Beauty of which this site lies within.

The amended design of the proposal received on 9<sup>th</sup> November 2021, is a vast improvement on the original submission. The removal of the overly large dormer and replacing the smaller dormers for rooflights means that will not affect the aesthetic quality of the dwelling or the overall appearance of the area and the AONB.

When considering the proposal and the amount of built development as a result, the overall size and scale of the amended proposal is now considered acceptable.

Therefore the amended proposal in term of design and scale is considered to complement the values of the Wye Valley AONB.

The proposed materials for the proposal are considered acceptable for its purpose and within the context of the site. In addition, there are no neighbouring amenity issues as the nearest dwelling is located in excess of 50metres from the proposal, and any upper floor windows will not overlook the neighbouring dwelling.

In view of rural fringe location and identified presence of protected species in locality a condition securing appropriate biodiversity enhancement is recommended in this case

Overall the amended plans showing a reduction in the dormer are considered acceptable for this location and is considered to be in accordance with planning policy, therefore this application is recommended for approval.

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

**Conditions:**

1. C01
2. C06 – 47846/04; 47846/02
3. C59 – garage/ carport
4. CKR

**Informatives  
IP2**

Signed: *Gemma Webster* ..... Dated: .....23/11/2021.....

**TEAM LEADER'S COMMENTS:**

**DECISION:**    **PERMIT** ☐    **REFUSE** ☒



Signed: ..... Dated: 24 November 2021 .....

Is any redaction required before publication? No