

DELEGATED DECISION REPORT

APPLICATION NUMBER

193139

Broadfields, Aston Ingham, Ross-On-Wye, HR9 7LP

CASE OFFICER: Ms Elsie Morgan
DATE OF SITE VISIT: 01/10/2019

Relevant Development Plan Policies: **Herefordshire Local Plan – Core Strategy Policies:**
SS1 Presumption in favour of sustainable development
SS6 Environmental quality and local distinctiveness
SD1 Sustainable design and energy efficiency
LD1 Landscape and townscape

**Aston Ingham Neighbourhood Development Plan
(Currently at pre-draft plan stage)**

National Planning Policy Framework (NPPF)
Chapter 2 Achieving sustainable development
Chapter 12 Achieving well-designed places

Relevant Site History: **DS060097/F** - Extension and alterations to existing bungalow. – Approved with conditions

CONSULTATIONS

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

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Broadfields is a bungalow located on the outskirts of the village of Aston Ingham.

Representations:

Parish Council – No objection

“Aston Ingham Parish Council has no objections, but would be happier if there were some kind of renewable energy included in the application.”

Local Member – Updated via email 22nd October. Cllr is happy for determination to be made under delegated authority.

Pre-application discussion: None

Constraints:

Protected Species adjacent
Surface Water adjacent

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 Aston Ingham Neighbourhood Area, where the Plan is at pre-drafting stage. At this time the policies in the NDP can be afforded no weight as planning consideration. The National Planning Policy Framework 2019 is a significant material consideration.

The proposed extension will increase the dwelling footprint by approximately 41 square metres. The extension would occupy an area to the side of the dwelling which is currently a paved courtyard area. The proposal is sited at the north west elevation and projects 5.7 metres. It is not considered that the proposal departs from the character of the local area or disrupts the character of the host dwelling. The proposal is a single storey mono pitched extension with maintains the height of the existing property. The proposal will be screened from most vantage points, namely the B4222, due to vegetative screening along the boundary of the site. As a result, the net visual impact of the extension is minimal. Therefore, with regards to scale the proposed extension is considered to suitably conserve local character and the character of the host dwelling in line with policies SD1 and LD1 of the CS.

Whilst the extension would introduce a number of window openings, it is single storey and the site is divorced from any neighbouring dwellings. It is considered not to impact upon the amenity of the adjacent neighbouring residents, as they do not front the proposed works and there are no neighbours to the north or west of the site. As such, there are no concerns for overlooking or overbearing and the proposal is considered to adhere to the requirements of SD1 of the CS.

The proposed extension has been designed in a manner that reflects the host dwelling, utilising painted brickwork in off-white to match existing and slate coloured single ply to the link and porch roofs would be seen to be suitable to ensure they harmonise with the dwelling and not look distinctively out of character. The proposal would be set behind the existing line of the principle elevation so the ensure the extension is read as a subservient addition. Furthermore, the use of the link roof differentiates between the two structures. The mono pitched roof reflects the pitch of the adjacent roof line to the south west elevation, as such the extension

respects the appearance of the existing dwelling. With regards to design and materials, it is therefore considered that the proposal adheres to policies SD1 and SS6 of the CS.

In summary, the proposal has been designed to match the character of the host dwelling and preserves the character of the locality. The visual impact, in relation to the layout of the site and vegetation boundary, is limited due to scale and design. It is not considered that the proposal will have an undue impact upon the amenity of neighbouring residents with no concerns for overlooking or overshadowing, given the lack of neighbours and single storey nature of the extension. Any other issues have been suitably covered, and 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)

1. C01 Time limit for commencement
2. C06 Development in accordance with approved plans (19-1026-13, 19-1025-10C, 19-1025-11A, 19-1025-09C, 19-1025-08B & 19-1025-07D)
3. CBK Restriction of hours during construction

Informatives

1. IP1



Signed:

Dated: 22/10/19

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT ☒

REFUSE ☐



Signed: Dated: 28 October 2019.....