

# DELEGATED DECISION REPORT

## APPLICATION NUMBER

### 161294

59 Verschoyle Gardens, Ross-On-Wye, Herefordshire, HR9 7HH

---

**CASE OFFICER:** Mr C Brace  
**DATE OF SITE VISIT:** 14<sup>th</sup> June 2016

**Relevant 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

**Relevant Site History:** 161112/CE – Pre application advice for an extension

#### CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	√		√		
Newspaper/ Site Notice	√	√			
Local Member	√		√		

#### PLANNING OFFICER'S APPRAISAL:

##### Site description and proposal:

The application is located in an established residential area of Ross on Wye, located on a planned estate, featuring an end terrace property and its associated curtilage. Residential development adjoins on all sides. The site is in the Wye Valley AONB and a conservation area.

The proposal is a two storey extension to the rear.

##### Representations:

Ross on Wye Town Council has no objection.

Local Member updated by email on 23/6

##### Pre-application discussion:

Under reference 161112/CE – this advice has been followed.

### Constraints:

Impact on the character and appearance of an AONB  
Impact on the character and appearance of a conservation area

### Appraisal:

The extension measure 4.3 x 3.8 metres in plan with a height to ridge of 6.3 metres and eaves of 4.8 metres, providing additional living space at ground floor level and two additional bedrooms at first floor level. External materials are to match the existing (and adjoining) dwellings.

In respect of adjoining amenity and privacy, it is considered having regard to the existing context, proposed scale and design of the extension and intervening distances, there is no significant adverse impact on adjoining properties. A condition ensuring no later insertion of windows in the North East and North West elevations is recommended to protect this position and prevent direct, overbearing overlooking.

The proposal is considered, by its location on a modern estate, has no adverse impact on either the character and appearance of the AONB or conservation area. It is considered the design accords with Core Strategy policies LD1 and SD1.

As such approval is recommended.

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

### CONDITIONS & REASONS:

1. C01
2. C07 – plans  
Received 29<sup>th</sup> April and 31<sup>st</sup> May 2016
3. C14
4. C66
5. CBK

### **Informatives**

1. Pro active Reason 1

CP

Signed:

Dated: 15/7/2016

**TEAM LEADER'S COMMENTS:**

**DECISION:**

**PERMIT**

☒

**REFUSE**

☐

QW

Signed:

..... Dated: 15 July 2016 .....