

DELEGATED DECISION REPORT

APPLICATION NUMBER

190756

2-5 Market Place, Ross-On-Wye, Herefordshire, HR9 5NX

CASE OFFICER: Mr Owen Jeffreys

DATE OF SITE VISIT: 14/03/2019

**Relevant Development
Plan Policies:**

Herefordshire Local Plan – Core Strategy

Policies:

SD1- Sustainable Design and Energy Efficiency

LD4- Historic Environment and heritage assets

Ross-on-Wye Neighbourhood Development Plan

Regulation 14 consultation completed, only limited weight attributed to the Plan within this assessment.

National Planning Policy Framework

Section 12 – Achieving well-designed places

Section 16 – Conserving and enhancing the historic environment

Relevant Site History:

DS012764/L- Proposed conversion of second floor and extension to third floor to form six residential flats. Approved (2001)

DS073847/A- Externally illuminated fascia sign. Approved (2008)

P161323/F- Removing and replacing the shopfront, making amendments to store access. Replacing existing signage with new. Approved (2016)

DS045173/F- Formation of 14 No. self-contained flats. Approved (2005)

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Town Council	X		X		
Transportation	X		X		
Historic Buildings Officer	X		X		
Historic England	X		X		
Press/ Site Notice	X		X		
Local Member	X				

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

2-5 Market Place is located within the centre of Ross-on-Wye, and is within the Conservation Area and Area of Outstanding Natural Beauty with several adjacent listed buildings. The building is used for retail on the ground floor, with the 3 storeys above used for a mix of office and retail storage space.

The proposal seeks to replace 12 windows on the principal elevation, focused on the first and second floor.

Representations:

Transport:

No objection

Historic Buildings Officer:

There is no heritage objection to the proposed scheme; the replacement windows specified are considered appropriate for their location within the conservation area.

Historic England:

No comment

Town Council:

Members strongly support this application which will transform an eyesore in the centre of town into a building to be proud of.

Pre-application discussion:

None

Constraints:

Listed Building Grade II- Adjacent

Conservation Area

Surface Water- adjacent

Wye Valley Area of Outstanding Natural Beauty (AONB)

Scheduled Monument- Opposite

Unregistered park and garden- Nearby

SPZ 2 & 3

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 Ross-on-Wye Neighbourhood Area, which published a draft Neighbourhood Development Plan (dNDP) for Regulation 14 consultation on 7 November 2018. At this time the policies in the dNDP can be afforded limited weight as set out in paragraph 48 of the National Planning Policy Framework 2019, which itself is a significant material consideration.

The proposal is primarily considered against Policy SD1 of the Core Strategy, which relates to the design of new buildings including garages. The policy states that proposals should be designed to maintain local distinctiveness through detailing and materials, respecting scale, height, proportions, and massing of surrounding development. The proposal should also safeguard the amenity of existing and proposed residents in terms of overlooking, overshadowing and overbearing.

Policy LD4 states that proposals affecting heritage assets should conserve, and where possible enhance the asset and their settings through appropriate management, uses and sympathetic design.

Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 states that local authorities have a statutory duty to have special regard to the preservation and/or enhancement to the character or appearance of that area.

Overall the proposed designs of the windows are considered to be acceptable. No negative effects have been identified on the historic environment or the AONB, and considering the use of the buildings there are no concerns regarding residential amenity.

On the above basis the application is acceptable against Plan policies and is recommended for approval.

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

CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:

(please note any variations to standard conditions)

1. C01
2. C07 (Drawing nos. DP 210, Georgian 8/8 double glazed Box Sash window (28/02/19), Georgian 6/6 double glazed Box Sash window (28/02/19))
3. CBK

Informatives

IP1



Signed:

Dated: 16/04/2019

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

☐

Signed:

KOD

Dated: 25/4/19