

Ms Anderson
Herlig Architecture Limited
The Studio
27 Sunnyside Road
Worcester
WR1 1RL

Dear Ms Anderson,

SITE: The Garden House Elton, Elton, Ludlow, Herefordshire, SY8 2HQ
DESCRIPTION: Pre-application advice for proposed extensions and alterations.
APPLICATION NO: 214662/CE
APPLICATION TYPE: Pre App Advice

I refer to your pre-application advice request received on 17 December 2021.

My advice in respect of your request is as follows:-

Site Description and Proposal:

The application site relates to a detached two-storey dwelling of red brick construction with a separate detached garage connected by a red brick wall. The dwelling lies in a generous plot in the hamlet of Elton. The advice is sought regarding the possible single storey extension between the dwelling and the garage. The proposal also seeks to convert the garage, increase window openings to allow for more daylight to enter the property, as well as a dormer window to the south-east facing elevation.

Planning Policy:

When considering planning applications the Local Planning Authority is required to determine applications against National, Local and Neighbourhood Planning Policy. The planning policy set out at a national level is laid out in the National Planning Policy Framework. The local planning policy is set out in the Herefordshire Local Plan: Core Strategy & supporting documents, a plan written, maintained and adopted by Herefordshire Council. The Neighbourhood planning context is set out within the Wigmore Group Neighbourhood Development Plan (NDP).

Herefordshire Local Plan – Core Strategy:

The Core Strategy provides a spatial framework for the County's development between 2011-2031. The Local Plan sets out the land use strategy, development policies for the county of Herefordshire and is the key planning document when considering this proposal (given the current status of the NDP). The relevant policies for the proposal are those relating to environmental quality.

SS1 – Presumption in favour of sustainable development

The strategic Policy SS1 sets out a presumption in favour of sustainable development, reflective of the positive presumption enshrined in the NPPF. SS1 confirms that proposals that accord with the policies of the CS (and, where relevant other Development Plan Documents and Neighbourhood Development Plans) will be approved, unless material considerations indicate otherwise.

SS6 – Environmental quality and local distinctiveness

The policy states that development proposals should conserve and enhance heritage assets which contribute towards the county's distinctiveness.

LD1 – Landscape and townscape

This policy aims to preserve the landscape when considering development proposals, as it looks to ensure proposals demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas.

SD1 – Sustainable design and energy efficiency

This is a key policy that proposals for development are generally considered against, which relates to the design of new buildings and extensions. It relates to ensuring that distinctive features of existing buildings and their setting are safeguarded. 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.

More information on these policies can found on the Council's website:
https://www.herefordshire.gov.uk/info/200185/local_plan/137/local_plan_-_core_strategy/2

Wigmore Group Neighbourhood Development Plan:

This is the Neighbourhood Development Plan (NDP) which is relevant for any proposal at The Garden House, the NDP forms part of the Development Plan for Herefordshire. This neighbourhood plan was made 12th September 2019. At this time the policies in the NDP can be afforded weight as set out in paragraph 48 of the National Planning Policy Framework. The vision and objectives of this NDP are worth noting as they set out the context for the local approach to this document, key consideration should be paid to the following policies:

WG1a. – Sustaining and enhancing heritage assets and their settings.

This policy aims to ensure conformity with the NPPF and development in relation to designated and non-designated heritage assets.

WG8 – Design of development in the Wigmore Group Parishes

All new development will be expected to enhance the positive attributes of the villages and local design features. New development within the designated Neighbourhood Plan area will be supported when it meets the following criteria:

- a. Demonstrates consideration has been given to the use of brownfield sites or the conversion of existing buildings;
- b. Is capable of being connected to essential infrastructure with services with capacity;
- c. Does not have a detrimental effect on residential amenity by reason of noise or other nuisance;
- d. Does not have an adverse effect on the safe and efficient operation of the existing highway network;
- e. Uses, and where appropriate re-uses, local and traditional materials where possible;
- f. Incorporates sustainable urban drainage systems (SUDS) where appropriate; and
- g. Landscaping schemes include plant species native to Herefordshire.

Proposals regarding self-build and custom-build housing are supported provided they meet all other necessary criteria.

National Planning Policy Framework (NPPF):

This is a National level planning document that sets out land use policy, which is subsequently reflected by the local plan.

Principle of Development:

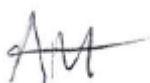
Any new extension scheme should ensure that it respects the original dwelling in terms of its character, design, height, scale and massing. Whilst fully acknowledging the wish to improve accommodation for modern requirements, any scheme must recognise that the starting point is a very modest dwelling in terms of scale. When considering the proposal and the amount of built development as a result of the proposal, it is considered that the proposal is subservient to the host dwelling. The link extension would have a flat roof allowing this to be clearly read as a later addition, whilst utilising matching bricks to harmonise with the host dwelling. The proposal would not have any adverse impact on residential amenity through means of overlooking, overshadowing or overbearing. The proposal is therefore pursuant to policy SD1 in this regard.

Whilst the proposal seeks the conversion of the existing garage, the application site has ample space for the parking and turning of vehicles within the curtilage of the dwelling, complying with MT1.

Overall, on the information provided to date to the local planning authority, I view the proposal to be broadly acceptable.

This advice is given in the context of your request and the information provided in support and has regard to the Council's planning policy. Should you wish to submit a planning application I would recommend that this advice is taken into account. However this advice is offered without prejudice to any future decision the Council may make following the formal consideration of a planning application.

Yours sincerely



**AMBER MORRIS
PLANNING OFFICER**

Please note

Environmental Information Regulations

Please note that pre-application advice is subject to the Environmental Information Regulations, which means that members of the public can make requests to see the recorded information we hold on pre-application matters.

Although there are various exceptions within the legislation that might prevent release of information, all these have to be seen against the 'public interest' test. This means that the Council may refuse to disclose information only if in all the circumstances of the case the public interest in maintaining the exception outweighs the public interest in releasing the information.

If there are any reasons why you consider that the information should not be made public in accordance with the exceptions set out in the Regulations, for example, where there are

issues of commercial sensitivity, please outline them below. We will usually consult you further if a request is made involving information giving to you as pre-application advice, as the situation may have changed by the time a request is received. Herefordshire Council reserves the right to release the information where appropriate in accordance with the requirements of the legislation.