

PLANNING PERMISSION

Applicant:

Mr Shaun Dolloway
Edgewood
Clehonger
Herefordshire
HR2 9SH

Agent:

Mr Ian Williams
IJW Design & Consulting
Tupsley Court Cottage
Hampton Dene Road
Hereford
Herefordshire
HR1 1UX

Date of Application: 11 November 2010

Application No: DMS/102208/FH

Grid Ref: 347853:237815

Proposed development:

SITE: Edgewood, Clehonger, Herefordshire, HR2 9SH
DESCRIPTION: Proposed extension, alteration, car port and roof terrace

THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice in pursuance of the provisions of the above Acts that PLANNING PERMISSION has been GRANTED for the development described above in accordance with the application and plans submitted to the authority subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out strictly in accordance with the approved plans (drawing nos. 1072-1, 1072-2, 1072-4 and Amended Drawing no. 1072-3a (received as an attachment to an email dated 14 January 2011)) and the schedule of materials indicated thereon.

Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area in accordance with the requirements of Policy DR1 of the Herefordshire Unitary Development Plan.

- 3 Prior to the first use of the extension and balcony area hereby permitted the balcony screening indicated on the Amended Drawing No. 1072-3a shall be constructed and completed in accordance with the submitted details and in the case of that part of the screening indicated for the "Part South" elevation on the Amended Drawing No. 1072-3a it shall have a minimum height of 1.80 metres above the level of the balcony surface. The above approved balcony screening shall be retained in perpetuity unless otherwise agreed in writing by the local planning authority.

Reason: In order to protect the residential amenity of the occupiers of adjacent residential properties and to comply with Policy H18 of Herefordshire Unitary Development Plan.

Informative:

- 1 The decision to grant planning permission has been taken having regard to the policies and proposals in the Herefordshire Unitary Development Plan 2007 set out below, and to all relevant material considerations including Supplementary Planning Guidance:

S1 - Sustainable Development

DR1 - Design

H7 - Housing in the Countryside Outside Settlements

H13 - Sustainable Residential Design

H18 - Alterations and Extensions

In reaching this decision the local planning authority was mindful of the particular circumstances of the case, namely the extent to which the development complied with policy and the way in which local issues of the character of the existing dwelling and surrounding area, residential amenity and highway safety were addressed.

This informative is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report by contacting The Hereford Centre, Garrick House, Widemarsh Street, Hereford (tel: 01432 261563).

Planning Services
PO Box 230
Hereford
HR1 2ZB



TEAM LEADER

Date: 21 January 2011

YOUR ATTENTION IS DRAWN TO THE NOTES BELOW

Notes

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. In particular consent may be required under the Building Regulations.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within 6 months of the date of this notice, using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.