

DELEGATED DECISION REPORT

APPLICATION NUMBER

182166

Chestnuts Barn, Pontshill, Ross-On-Wye, HR9 5TB

CASE OFFICER: Mr David Gosset

DATE OF SITE VISIT:27/06/2018.....

Relevant Development Plan Policies: **Herefordshire Local Plan Core Strategy (HCS) 2011-2031**
SD1, LD1

National Planning Policy Framework (NPPF)
Chapters 2, 11 & 12

Weston under Penyard Neighbourhood Development Plan
D1

Relevant Site History: **DCSE2006/1655/F** - Conversion of stable/barn into small holiday let - 11-Jul-2006 – Planning Permission - Approved with Conditions

P130965/F - Removal of conditions 4 & 5 of planning permission DCSE2006/1655/F (Amended reference number 060992) - 03-Jul-2013 - Planning Permission - Approved with Conditions

P130966/FH - Single storey lean to extension – 03-Jul-2013 - Refused

P132709/FH - Single storey lean-to extension. – 29-Nov-2013 - Approved with Conditions

P153283/F - Proposed removal of conditions 2 & 3 of planning permission 130965 - (Removal of conditions 4 & 5 of planning permission DCSE2006/1655/F (Amended reference number 060992))- to allow the accommodation to be used or sold separately from the main dwelling - 05-Jan-2016 - 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:

Chestnuts Barn is a small detached stone building originally converted into a one bedroomed holiday let under reference DCSE2006/1655/F and subsequently converted into an independent residence under reference P153283/F with a lean-to extension granted permission in 2013 (ref: P132709/FH).

The building is accessed via Handley Lane that is also a public footpath within the parish of Weston under Penyard.

The current application is for the erection of a front porch with a dual pitched roof design.

Representations:

Ward Councillor Bramer confirmed delegated authority via email on the 14/08/2018

Pre-application discussion:

-

Constraints:

-

Appraisal:

Relevant Policy

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). The National Planning Policy Framework (NPPF) is also a significant material consideration. It is also noted that the site falls within the Weston-under-Penyard Neighbourhood Area, which has published a made Neighbourhood Development Plan (NDP) that forms part of the statutory development plan relevant to this application.

The erection of a front porch requires adherence to policy SD1 of the core strategy, which states that development should be designed to maintain local distinctiveness, achieved through the incorporation of architectural detailing and the use of appropriate materials. Development should safeguard amenity of existing and proposed residents and ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination and therefore scale, height and proportion needs consideration. This refers to the overshadowing or overlooking of neighbouring properties and how overbearing a structure is.

Policy SD1 of the Core Strategy is reinforced by policy D1 of the NDP. This states that developments should be sympathetic to the existing traditional character and not detract from the amenity of adjacent existing properties.

Policy LD1 is also of note for this development and states that development proposals should be influenced by the existing townscape and landscape in regards to design, scale and nature.

The National Planning Policy Framework (NPPF) has 'sustainable development' central to planning's remit and objectives. The NPPF seeks positive improvements in the quality of the built, natural and historic environment and in people's quality of life through interaction with these areas.

Assessment

The proposed porch utilises a roof structure that mimics the host dwelling in angle and appearance and creates a characteristic feature on the front elevation. The materials proposed match the existing structure and are therefore appropriate as they maintain local character and the character of the dwelling. The scale of the porch is reasonable and commensurate to both the site and the scale of the dwelling itself. It does not impact upon the use of the Handley Lane and the associated PROW. There are no concerns in regards to the amenity of nearby properties due to the small scale of the proposal and relative distance to the nearest neighbouring dwelling. As such it is considered to adhere to both CS SD1 and LD1 as well as NDP D1.

In summary the proposed porch is of a scale and design that maintains local character and does not adversely impact upon the amenity of neighbouring residents. It does not jeopardise the use of the adjacent PROW. As a result of the above it is 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)

C01
C07 – 302/0

Informatives

IP1



Signed: Dated:14/08/2018.....

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

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Signed: Dated: 14 August 2018