

# DELEGATED DECISION REPORT

## APPLICATION NUMBER

### 193177

18 Hagley Park, Bartestree, Hereford, HR1 4DB

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**CASE OFFICER: Mrs G Webster**

**DATE OF SITE VISIT: 27/9/2019**

**Relevant Development** Herefordshire Local Plan – Core Strategy  
**Plan Policies:** Policies: SS1, SD1

**Bartestree Neighbourhood Development Plan – Made 2016**  
**BL2 – Extensions to properties**

**NPPF**

**Relevant Site History: NONE**

#### 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:

Number 18 is a semi detached property to the northern side of Hagley Park which is a cul-de-sac to the south east of the village core of Bartestree. The property is a three bedroom with low tiled eaves and wire cut brick.

The proposal is for a one and a half storey extension to the rear and will protrude 1.35 metres to the side. The proposal is for a new bedroom and ensuite on the first floor with kitchen and utility on the ground floor. The proposal will be 4.05 metres in depth from the rear elevation and a width of 5.05 metres. The eaves height will match the existing dwelling and will have a ridge height of 5.7 metres. The materials are to match the existing dwelling of Marley Ludlow plus brown tile with wire cut rustic finish (orange) brick.

##### Representations:

Bartestree Parish Council – Support the application, would like solar panels or rain harvesting methods to be considered.

Local Member has been updated via email. Consent given for delegated powers.

Pre-application discussion:

N/A

Constraints:

Residential amenity

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) and the ‘made’ Bartestree Neighbourhood Development Plan (NDP).

Core Strategy Policy SD1 states that development proposals should safeguard residential amenity for existing and proposed residents, and new proposals should respect the scale, height, proportions and massing of surrounding development.

NDP policy BL2 states that: Planning applications will be supported for extensions provided:

- I. overall design, size, appearance, scale, height and mass remain subservient to the main dwelling;*
- II. the external facing materials should match or complement the materials in the host dwelling;*
- III. the extension will not result in significant adverse impact on the amenity of neighbouring properties.*

The main considerations for this application are the design, scale and impact of the proposal upon residential amenity of adjacent properties.

The proposal is a fairly small scale extension to the rear of the property, although of a different design with part of the extension (1.35m) to the side of the property. The overall design is seeking to compliment the existing dwelling with the tiled low eaves and the materials will match that of the existing dwelling. The scale and setting of the proposed extension will ensure that it is read as subservient to that of the main dwelling.

There are two windows on the side elevation that would serve the remodelled bathroom and the new ensuite in order to protect the residential amenity due to the adjacent property being located in close proximity, these would need to be conditioned to be obscure glazed.

The dwellings along Hagley Park are all located in fairly close proximity with each other, number 18 and number 19 are offset slightly with number 19 being located further to the north (rear) than number

18. There is a distance of only 6.4 metres between the properties, this will be further reduced to 5 metres between the proposed extension and number 19.

However, a number of other properties along Hagley Park have a separation distance of 5 metres between the two side windows for bedrooms, therefore although not ideal with a separation distance being reduced it will be of the same as existing properties surrounding the site.

The limited height of the proposed extension will ensure that no loss of light will occur to the adjacent property, including the condition regarding obscure glazing will ensure that there will be no overlooking and adverse impact upon the amenity of the adjacent property.

Overall, the scale of the proposal is acceptable, the materials will be conditioned to ensure they match the existing dwelling, and there would not be an adverse impact upon the residential amenity of the adjacent property therefore this proposal complies with both the Core strategy policies and the Bartestree NDP policy BL2 and is therefore recommended for approval.

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

**CONDITION(S) & REASON(S) :**

*(please note any variations to standard conditions)*

C01

C06 – HP/PRSL/02; HP/PRFF/05; HP/PRGF/04; HP/PREL/06

C14

C67 – eastern elevation (keep in other than expressly authorised by this permission)

C68 – extension, the windows serving the ensuite and bathroom on the eastern elevation.  
(keep shall remain in perpetuity)

CBK

**Informatives**

**IP1**

Signed: Gemma Webster..... Dated: .....21/10/2019.....

**TEAM LEADER'S COMMENTS:**

**DECISION:**

**PERMIT**

☒

**REFUSE**

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Signed:



..... Dated: 21 October 2019.....