

DELEGATED DECISION REPORT

APPLICATION NUMBER

172521

White House, Green Crize, Hereford, HR2 8AA

CASE OFFICER: Mr Fernando Barber-Martinez

DATE OF SITE VISIT:11/8/2017.....

Relevant Development **National Planning Policy Framework 2012.**
Plan Policies:

Herefordshire Local Plan: Core Strategy Policies LD1, SD1 and MT1.

Lower Bullingham NDP post referendum (agreed) prior to adoption. Policy LB2 (design).

Relevant Site History: **172174 Non Material Amendment (refused).**

170352 (original permission).

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X				
Local Memberx2	XX	X	X		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

White House is a 3 bedroom dwelling with rendered elevations and a pantile roof. The main mass of the dwelling is of a simple rectangular plan form under a hipped roof. A two storey hipped projections is to the rear/side elevation with a single storey lean-to beyond. A modest single storey extension is to the side (north) elevation and provides garaging to the site. The dwelling occupies large grounds which slope away to the rear (west). Access is to the southeast of the site onto the C1261.

Planning permission (170352) exists for a two storey rear extension (part elevation) in matching materials.

This proposal is a variation of drawings request for :-

- The change from small to large windows on the north elevation;

- glass balustrade in lieu of solid balcony on the west elevation;
- Single shallow pitched roof.

Representations:

Cllr Summers: No objection..

Cllr Johnson (adjacent): No response.

Pre-application discussion:

None recorded.

Constraints:

Off C1261. PROW south of site. Flood Zone 2 and 3 at the end of the garden.

Appraisal:

The change from small to large windows on the north elevation, and glass balustrade in lieu of solid balcony on the west elevation raises no adverse design implications. The revised roof layout raises no adverse design or wider landscape implications.

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

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

(please note any variations to standard conditions)

APPROVE

1. C09 170352 27/3/2017.
2. C06 Drawings 215.P12 Rev B and 215.P10 Rev B

Informatives

1. PP1.

FBM

Signed: Dated: 04/09/2017.....

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

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Signed:



..... Dated: 4 September 2017