

DELEGATED DECISION REPORT

APPLICATION NUMBER S122080/FH

Ashe Ingen Place, Bridstow, Ross-on-Wye, Herefordshire HR9 6QA

CASE OFFICER: Mr D Thomas
DATE OF SITE VISIT: 14 August 2012

Relevant Development Plan Policies: Hfds. UDP:
S2 Development requirements;
S7 Natural and historic heritage;
DR1 Design;
H7 Housing in the countryside outside settlements;
H18 Alterations and extensions;
HBA4 Setting of listed buildings; and
LA1 Areas of Outstanding Natural Beauty.

National Planning Policy Framework

Relevant Site History: DMS/113034/FH Proposed pitched roof and canopy above main entrance, glazed canopy across front of lounge and single storey extension for utility room and glazed sunroom. Approved 19.12.2011

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X		X		
Historic Buildings Officer	X				X
Ecologist	X	X			
Landscape Officer	X	X			
Hereford and Worcester Garden Trust	X	X			
Neighbour letter and site notice	X	X			
Local Member	X		X		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Ashe Ingen Place (formerly a pair of cottages) is a much-altered and extended property that is located in open countryside to the north of Bridstow. To the side of the property is a former double garage that is linked by a flat roofed entrance lobby that has been altered to a sitting room.

The site is on the south side and set well back from the C1271, behind a gated entrance.

This application proposes a pitched roof over the flat roofed entrance lobby and a utility room and sunroom under a utility room under a lean-to roof on the northeast corner of the property, a porch to the front and roof between the property and the former double garage now being used as a lounge/music room

Representations:

Application has been advertised in the Ross Gazette, 15 August 2012, as development affecting the setting of a listed building. A site notice has been posted and neighbours have been notified. No representations have been received.

Bridstow PC has no objection.

Conservation Manager/Historic Buildings Officer comments "Notions of 'agricultural character' are often redundant in first-generation barn conversions, although here the north elevation has been altered more drastically than the remainder of the building. However if the 'no extension' rule is applied consistently, and thus fairly, then this application must fail by default. There is no net impact on the (equally altered) listed barns adjacent."

Pre-application discussion:

There has been no pre-application discussion.

Appraisal:

Ashe Ingen Place is located in open countryside where Policy H7: *Housing in the countryside outside settlements* restricts residential development to certain, specified exceptions. One of these is the extension of an existing dwelling, in compliance with policy H18: *Alterations and extensions*. Policy H18 states that extensions and incidental buildings will be permitted where the original dwelling remains dominant, the proposal is in keeping with the existing dwelling, the proposal would not be cramped and level of parking provision accords with H16.

Having regard to policy H18, Ashe Ingen Place is not an original building. It is a much-altered and extended property that was previously a pair of estate cottages. The identity of the original cottages is no longer recognised, it has in my opinion been spoiled by the alterations that have taken place. Nevertheless alterations proposed by this application are sympathetic to the scale and form of the existing property so as not to cause any further significant harm.

There are no neighbours affected by the proposal.

Although the property is located in the Wye Valley Area of Outstanding Natural Beauty, this small-scale proposal will not cause demonstrable harm to the acknowledged visual qualities of the area. The site is not open to public view.

The proposal is considered to comply with policies H18: *Alterations and extensions* and LA1: *Areas of Outstanding Natural Beauty*.

Notwithstanding the comments of the Conservation Manager/Historic Buildings Officer, research of the planning history of the property identifies that the original building as being a pair of cottages; 1 and 2 Ashe Ingen Court. Consequently, I do not consider the comments raised are ~~not~~ material in the determination of the application.

RECOMMENDATION: PERMIT ☒ REFUSE ☐

CONDITIONS & REASONS:

(Please note any variations to standard conditions)

1. C01
2. C06 (received and date stamped 5 October 2012)
3. C14

Reasons for Approval


In reaching this decision the local planning authority had regard to the scale and form of the proposal on the character of the existing property as well as the landscape character of the area and considered the scale of the proposal would not have an adverse impact on the property. Consideration was also given to the impact of the proposal on the setting of nearby listed buildings and concluded there would be no harm to their setting. Furthermore, regard was had to the location of the property in the Wye Valley Area of Outstanding Natural Beauty and concluded the proposal is small in scale so as not to have an adverse impact on the acknowledged visual qualities of the area. Therefore, the proposal complies with policies S2, S7, DR1, H7, H18, HBA4 and LA1 of the Herefordshire Unitary Development Plan and the National Planning Policy Framework.

Informatives

N11C

Signed:  Dated: 6 November 2012

TEAM LEADER'S COMMENTS:

DECISION:  PERMIT ☒ REFUSE ☐ 7/11/12
Signed: Dated:

REASON FOR DELAY (if over 8 weeks)

Negotiations ☐
Consultees ☐
Other ☐
(Please specify)