

# DELEGATED DECISION REPORT

## APPLICATION NUMBER P143071/FH

The Sladd, Putley, Ledbury, HR8 2RD

CASE OFFICER: Mr Andrew Stock  
DATE OF SITE VISIT: 20/10/2014

### Relevant Development Plan Policies:

NPPF – National Planning Policy Framework  
HUDP – Herefordshire Unitary Development Plan  
H18 – Alteration and extension  
DR1 – Design

### Relevant Site History:

None.

### CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X		X		
Neighbour letter/ Site Notice	X		X		
Other					
Local Member	X	X			

### PLANNING OFFICER'S APPRAISAL:

#### Site description and proposal:

The site is located within the open countryside, north of Putley Green. The Sladd is a two storey building set within a large grounds accessed directly off unclassified road, UC67402 via a gated private access. The site comprises the main dwellinghouse and detached double garage.

The application proposes the demolition of the existing lean-to rear extension and erection of an enlarged flat room extension over the existing footprint. The extension will form an enlarged dining room on the ground floor and balcony on the first floor. The use of matching and contemporary materials are proposed in the construction as detailed in the application form. Further development includes various alterations to the internal fabric of the building as illustrated on submitted plans (2230L(2)101), (2230L(2)103) and (2230L(2)102).

#### Representations:

Parish Council – Supports the application.



The Local Member has not commented with regard to the application.

Pre-application discussion:

No.

Constraints:

None.

Appraisal:

An application for the alteration or extension to an existing dwellinghouse will predominately be considered against National Planning Policy Framework and Herefordshire Unitary Plan Policy specifically policies H18 and DR1.

The existing lean-to rear extension is of no architectural or historical merit and demolition is supported. The replacement flat roof extension would sit over the existing footprint and extend approximately 2.3 metres further than the existing rear elevation as illustrated on drawings (2230L(2)101) and (2230L(2)103). The extension is minor in relation to the existing building which would retain the original building as the dominant feature and it not cramped on its plot in accordance with policy H18.

The Sladd site is bounded by dense shrubbery to the north, east and west with open views across the open countryside to the south. There are no detrimental impacts considered upon the amenity of neighbouring properties with the closes property located approximately 21 metres to the west over varying gradient levels.

The use of matching and contemporary materials are proposed in the construction of the extension, including a render finish to match the existing, powder coated composite aluminium framed balcony finished with timber framed windows and doors. The proposal looks to preserve the character of the existing building whilst in keeping with the surroundings in terms of scale, mass and detailed design.

The application accords with National Planning Policy Framework and Herefordshire Unitary Development Plan, specifically policies H18 and DR1.

Accordingly the application is recommended for approval.

**RECOMMENDATION:**    PERMIT ☒    REFUSE ☐

**CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:**  
*(please note any variations to standard conditions)*

- 1) CO1
- 2) CO7 – (2230L(2)101), (2230L(2)103), (2230L(2)102)

## Informatives

Signed: AS Dated: 16/12/2014

### TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

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Signed: MS Dated: 17/12/14