

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	27 June 2018
TITLE OF REPORT:	181353 - PROPOSED LINK SINGLE STOREY EXTENSION TO THE DWELLING AND DETACHED SINGLE STOREY GARAGE AND STORE AT THE OLD CHAPEL, TILLINGTON, HEREFORD, HR4 8LW For: Mr Crockett per Mrs Angela Tyler, 39 Grandison Rise, Hereford, Herefordshire, HR1 1PP
WEBSITE LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181353&search=181353
Reason Application submitted to Committee - Family Connection to Cllr.	

Date Received: 11 April 2018

Ward: Queenswood

Grid Ref: 345640,245984

Expiry Date: 6 June 2018

Local Member: Councillor PE Crockett (Councillor WLS Bowen is fulfilling the role of local ward member for this application.)

1. Site Description and Proposal

- 1.1 The application site comprises a detached dwelling that was a conversion of a former Methodist chapel approved in 2005. The application site is located between Tillington and Tillington Common approximately 5km north west of Hereford.
- 1.2 The existing building accommodates a living / kitchen room, with bedroom over, shower room and utility. The footprint of the existing building is 6.3m x 8.2m (this includes the single storey extension that was approved as part of the original approval).
- 1.3 The application seeks permission to allow for the erection of a linked single storey extension to the dwelling and also the erection of a detached single storey garage and workshop.
- 1.4 The proposed single storey extension to the property would be 11.6m by 5m, eaves height of 2.2m and ridge height of 4m.
- 1.5 The proposal also includes a detached garage and workshop that would have a footprint of 6.2m by 6.3m with an eaves height of 1.9m and ridge height of 4m.

2. Policies

2.1 Herefordshire Local Plan – Core Strategy:

- SS6 - Environmental quality and local distinctiveness
- SD1 - Sustainable Design and Energy Efficiency
- LD1 - Landscape and Townscape

Further information on the subject of this report is available from Abigail Molyneux on 01432 260246

LD4 - Historic Environment and Heritage Assets

The Herefordshire Local Plan Core Strategy policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

https://www.herefordshire.gov.uk/info/200185/local_plan

2.2 National Planning Policy Framework (NPPF)

- Introduction - Achieving Sustainable Development
- Section 7 - Requiring Good Design
- Section 11 - Conserving and Enhancing the Natural Environment
- Section 12 - Conserving and Enhancing the Historic Environment

2.3 The Burghill Neighbourhood Development Plan (NDP)

The Burghill Neighbourhood Development Plan is at Regulation 16 Stage, the NDP was resubmitted on 09 May 2018. The consultation runs from 10 May 2018 to 21 June 2018.

At this time no weight can be given to the policies contained within the NDP, however the following policies are considered relevant and are material considerations:

- Policy B8 - Design of Development in Burghill Parish.
- Policy B9 - Protecting and where possible enhancing local landscape character

https://www.herefordshire.gov.uk/downloads/file/14121/neighbourhood_development_plan_april_2016

3. Planning History

- 3.1 Planning Application Reference DCC052464/F was approved on 23 August 2005 to allow the conversion and extension of redundant chapel to form a residential property.
- 3.2 Planning Application Reference S111396/FH was refused on 13 September 2011, which sought approval for a proposed extension to the dwelling and the erection of garage and store.
- 3.3 172420/F Single storey dwelling. Approved 4 October 2017 – adjacent site

4. Representations

4.1 Burghill Parish Council

Burghill Parish Council discussed planning application 181353 at their Parish Council meeting on Tuesday 8th May; there are no objections to this application.

- 4.2 The consultation responses can be viewed on the Council's website by using the following link:-

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181353&search=181353

Internet access is available at the Council's Customer Service Centres:-

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

5. Officer's Appraisal

Further information on the subject of this report is available from Abigail Molyneux on 01432 260246

- 5.1 The application seeks permission to allow for the erection of a linked single storey extension to the dwelling and also the erection of a detached single storey garage and workshop.
- 5.2 The proposed single storey extension to the property would be 11.6m by 5m, eaves height of 2.2m and ridge height of 4m. The proposal also includes a detached garage and workshop that would have a footprint of 6.2m by 6.3m, eaves height of 1.9m and ridge height of 4m.
- 5.3 The Old Chapel is a former Methodist chapel located on the main road through Tillington built in 1857.
- 5.4 The building is of red brick construction, with typical semi-circular arched entrance door, flanked by two semi-circular arched windows, on the western gable; the southern elevation has two large arched windows, and the roof is slate covered.
- 5.5 The northern elevation has a previously added single storey, lean-to extension which, given its location, is considered to have a neutral impact on the chapel.
- 5.6 Although not statutorily listed, the chapel is considered to be a non-designated heritage asset in planning terms and as such NPPF paragraph 135 applies which states:

‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.
- 5.7 Chapter 7 of the NPPF states the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 5.8 Policy LD1 seeks to see proposals that will conserve and enhance the landscape and townscape.
- 5.9 Policy SS6 requires that development proposals contribute to the county’s distinctiveness, in particular its heritage assets.
- 5.10 Policy SD1 requires that development proposals should be designed to maintain local distinctiveness and also ensure that distinctive features of existing buildings and their setting are safeguarded and where appropriate, restored.
- 5.11 Policy LD4 directs that proposals should protect, conserve and where possible enhance heritage assets and their settings through appropriate design, in particular emphasising the building’s original form and function.
- 5.12 Policy B8 of the Burghill NDP seeks for new development within Burghill Parish to make a positive contribution to the distinctive character of the area and for the development to be of good design and quality.
- 5.13 Policy B9 of the NDP seeks for development proposals to preserve and where possible enhance the character of the village and surrounding scattered rural settlements and farmsteads. Schemes will be expected to conserve and protect the integrity and fabric of historic buildings and their settings, through the use of appropriate styles and sustainable locally distinctive materials.
- 5.14 It is considered the proposed extension and detached garage are of an appropriate height, scale and mass which respects the host building and ensures the extension appears suitably subordinate. The proposed developments will be set back from and below the level of the host

building ensuring that it remains the dominant feature within the site and that they will not detract from the historic character of the building.

- 5.15 The proposed extension and garage will be discreetly sited to the rear and side of the building. The site sits lower than the adjacent road and therefore it is considered the developments would be largely screened from the public realm by the site levels and by the mature hedgerows at the property's boundary.
- 5.16 The proposed extension and garage will be constructed with a slate roof and wood cladding on the walls. It is considered the proposed differing materials for the external walls and the matching roof materials are acceptable. The materials allow for the differentiation of the new elements from the original building.
- 5.17 The site sits within an isolated location set apart from other residential areas, for this reason, it is considered the proposed development will not have any adverse impact on residential amenity by means of overlooking, overshadowing or overbearing. The proposal is therefore pursuant to SD1 in this regard.
- 5.18 In summary, it is considered that the proposed extension and detached garage/workshop would not unduly impact on the character of the building as one which is considered a non designated heritage asset. One of the building's predominant characteristics is its simple and traditional form and the proposed extension and garage have been designed not to have an adverse impact upon the building and are also of a sympathetic scale and design. It is considered that on balance the proposed developments would not have an adverse impact upon this form.
- 5.19 On the basis of the above, it is considered the proposal is acceptable and complies with national and local planning policy and approval is recommended.

RECOMMENDATION

That planning permission be granted subject to the following conditions and any other conditions considered necessary by officers named in the scheme of delegation:

- 1. **A01 Time limit for commencement (full permission)**
- 2. **B02 Development in accordance with approved plans and materials**

INFORMATIVE:

- 1. **The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.**

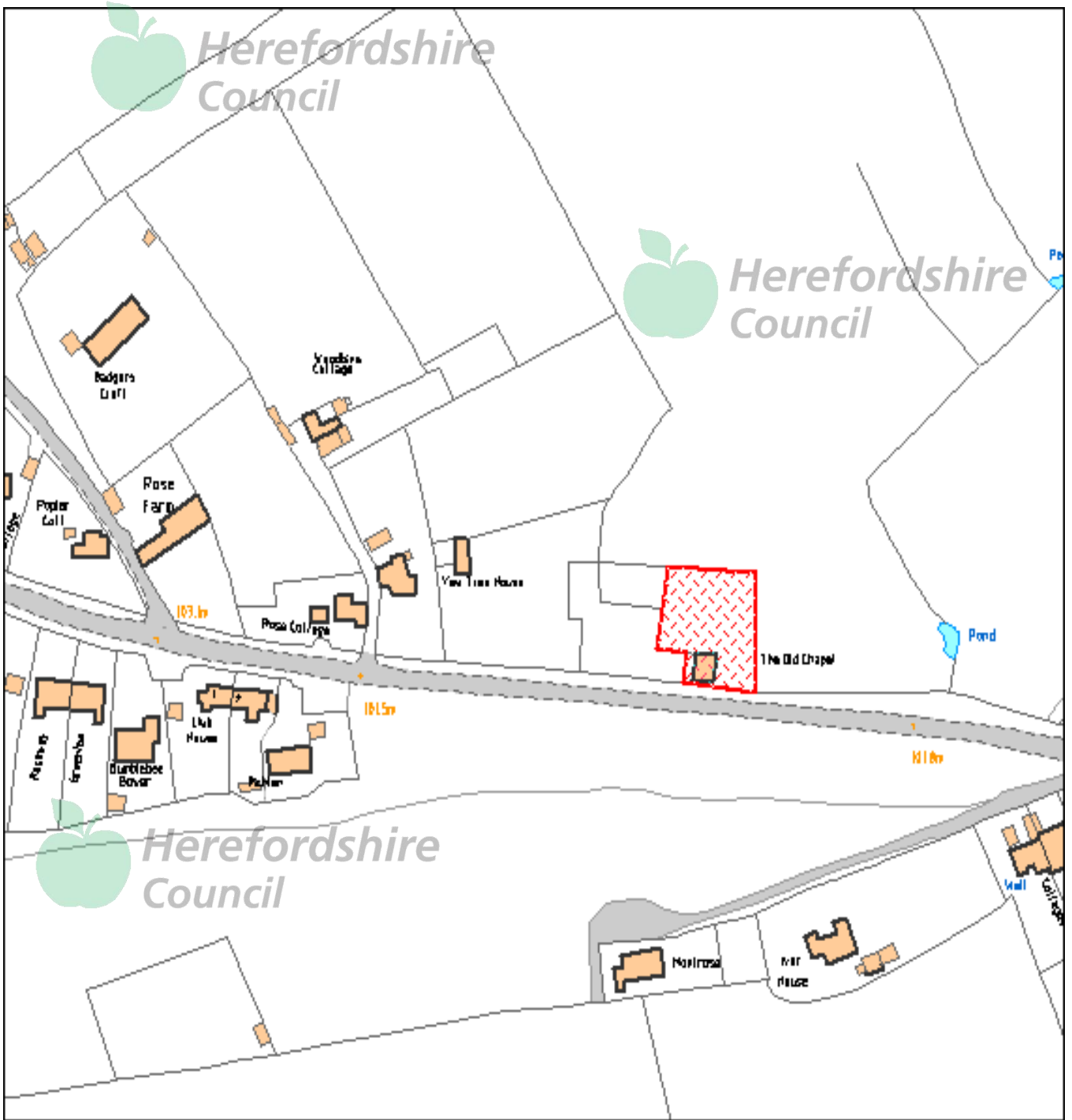
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 181353

SITE ADDRESS : THE OLD CHAPEL, TILLINGTON, HERFORD, HEREFORDSHIRE, HR4 8LW

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