

MEETING:	PLANNING COMMITTEE
DATE:	30 OCTOBER 2013
TITLE OF REPORT:	132033/F & 132034/C - DEMOLITION OF POST WAR BUILDING AND ERECTION OF 5 NO. DWELLINGS AT LAND AT CHESTNUTS, THE AVENUE, ROSS ON WYE, HEREFORDSHIRE For: Balimark Ltd per RRA Architects Ltd, Watershed, Wye Street, Hereford, Herefordshire, HR2 7RB
WEBSITE LINK:	https://www.herefordshire.gov.uk/planningapplicationsearch/details/?id=132033

Date Received: 24 July 2013

**Ward: Ross-on-Wye
East**

Grid Ref: 359877,223638

Expiry Date: 18 September 2013

Local Members: Councillors AM Atkinson and PGH Cutter

1. Site Description and Proposal

- 1.1 The application site is located on the northern side of 'The Avenue', a residential street to the east of the B4234 Walford Road, some 700 metres south of the Ross-on-Wye town centre. The site comprises 'The Chestnuts', which is one of a number of large mansion style Victorian building, which has a large post-war extension and a relatively large curtilage. The site has until recently been used as a care home. It is within the settlement boundary of Ross-on-Wye, in the Wye Valley Area of Outstanding Natural Beauty and Ross on Wye Conservation Area.
- 1.2 The application site consists of the rear of the former care home The Chestnuts and includes the large post war extension. The extension is rectangular in shape with a frontage onto The Avenue. There is limited parking or hard standing currently within the site; however there is street parking on The Avenue. There is a stone wall covered in ivy on the southern boundary facing onto The Avenue. Stone walls are a common feature along the street, with a number of mature trees also present. Within the application site of note is a large sweet chestnut tree in the western corner of the application site. The surrounding context of the site is predominantly residential, although St Joseph's primary school is accessed via The Avenue.
- 1.3 This application seeks Planning Permission and Conservation Area Consent to demolish the post-war extension and develop the site with the construction of five detached dwellings. The application does not include the original building, which is identified as being within the same ownership. The application has been amended during the application process with regards to the design of plot 1 and vehicular access into the site.
- 1.4 All five dwellings proposed will front onto The Avenue and have an attached flat roofed garage and rear garden. Plot 1 is located adjacent to the original building and is set further back into the plot than the other 4 dwellings to avoid contact with the large Chestnut tree. All five

Further information on the subject of this report is available from Ms R Jenman on 01432 261961

dwellings are the same size and comprise four bedrooms, two of which are provided within the roof. The position of the garage varies with each dwelling.

- 1.5 The dwellings are to be constructed with stone walls on the ground floor, with a mixture of render and vertical timber boarding above. The roof is to be constructed from slate. To the rear of the dwellings timber louvers are used on part of the building. Plot 1 rear elevation and internal layout is different to the remaining four dwellings, with there being limited glazing on the rear wall, with one of the bedrooms on the first floor being served by a high level window and roof lights. On all five dwellings there are windows provided on side elevations to give light to the stairs, however all are obscured glazing. The ridge height of each dwelling is 9.7m, with a width of 11.2m (including the garage) and length of 15.9m.
- 1.6 There is a natural fall in level across the site from west to east. The street plan submitted with the application shows the dwelling reflect this fall in level, with the proposed dwellings stepping down across the site.
- 1.7 The application is accompanied by a Design and Access Statement, an Ecological Report, Tree Survey and an Arboriculture Assessment.

2. Policies

2.1 Herefordshire Unitary Development Plan:

S1	-	Sustainable Development
S2	-	Development Requirements
S7	-	Natural and Historic Heritage
H1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
H13	-	Sustainable Residential Design
H14	-	Re-using Previously Developed Land and Buildings
DR1	-	Design
DR3	-	Movement
HBA6	-	New development within conservation areas
HBA7	-	Demolition of unlisted buildings within conservation area
LA1	-	Areas of Outstanding Natural Beauty
LA2	-	Landscape Character and Areas Least Resilient to Change
LA5	-	Protection of Trees, Woodlands and Hedgerows
LA6	-	Landscaping Schemes
T11	-	Parking Provision
NC1	-	Biodiversity and Development
NC8	-	Habitat Creation, Restoration and Enhancement
NC9	-	Management of Features of the Landscape Important for Flora and Fauna

2.2 National Planning Policy Framework:

The following paragraphs are considered to be relevance:

53 – Local Planning Authorities should...resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

56 – Good design is a key for sustainable development, is indivisible from good planning, and should contribute positively for making places better for people.

58 – Planning policies and decisions aim to ensure that developments:

- Function well and add to the overall quality of the area;

- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live;
- Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses; respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Create safe and accessible environments; and
- Are visually attractive as a result of good architecture and appropriate landscaping.

60 – Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

64 – Permission should be refused for development of poor design that fails to take the opportunity available for improving the character and quality of an area and the way it functions.

65 – Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incapability with an existing townscape, if those concerns have been mitigated by good design

2.3 Herefordshire Local Plan – Core Strategy 2011 – 2031 (draft)

- SS1 - Presumption in favour of sustainable development
- SS6 - Environmental quality and local distinctiveness
- MT1 - Traffic management, highway safety and promoting active travel
- LD1 - Landscape and townscape
- LD2 - Biodiversity and geo-diversity
- LD3 - Green infrastructure
- SD1 - Sustainable design and energy efficiency

2.4 The Unitary Development Plan policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<http://www.herefordshire.gov.uk/housing/planning/29815.aspp>

3. Planning History

- 3.1 S130207/F Demolition of post-war building and erection of 5 no. dwellings. Withdrawn 9 April 2013.
- 3.2 DCH953084/F Lift enclosure. Approved.

4. Consultation Summary

- 4.1 Welsh Water: No objection raised subject to conditions controlling the discharge of foul and surface water.

Internal Council Advice

- 4.2 Conservation Manager (Landscapes):

The site has been visited previously and pre-application advice provided over a number of months.

Trees – The tree survey is suitable and follows recommended standards. It is particularly useful to have included off-site boundary trees to the north. I agree that the Sweet Chestnut (T2) is one of the most important trees on site and that it should be retained. The proposed site layout does include adequate root protection, through retaining the raised bank around the base and setting the house back. I agree that removal of T1 would improve the setting and future health of the Sweet Chestnut. It is a shame that T4, yew, has to be removed for the development. With suitable protection during construction, T2 should not be damaged by the proposed development, however as it is on the southern site boundary I am still concerned about long term amenity for residents and future pressure for removal of the tree in the long term through conflicts such as shading to windows and gardens, proximity of branches and seasonal leaf / fruit drop.

Landscape / townscape and green infrastructure – The site is within the Wye Valley Area of Outstanding Natural Beauty and the Ross-on-Wye Conservation Area. The site is suitable for residential development, as per the urban landscape character.

I support replacement of the existing, modern extension, with high quality houses, however the density of development is too high. It will fill the whole site, more than doubling the building footprint compared with the extension. The rear gardens of the proposed buildings are very small and the fronts will be predominantly parking. This density of development does not leave any space for replacement planting in compensation for the two trees that are to be removed and loss of the open, grass area.

I agree with the Senior Building Conservation Officer that the boundary wall is a positive feature of The Avenue and should be retained; the proposal to create four vehicle access gaps does not respect this. From a conservation view the need to take cars off the public highway does not outweigh loss of this feature.

Together, the loss of trees and open space, lack of compensatory planting and damage to the historic boundary wall, will all have a negative impact on the townscape character of The Avenue, contrary to UDP Policy LA2.

4.3 The Traffic Manager: No response at the time of writing report.

4.4 Conservation Manager (Ecology):

I have read the additional information on the bat survey provided by Tyler Grange as requested by Bridgit Symons and dated 25th July 2013. I take it the 'dawn' survey of 8th July is an evening survey as it is timed at 21.30 onwards. I am happy with the findings in that they bear out the lack of evidence of bat roost within the building.

The National Planning Policy Framework 2012 states that "The planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity wherever possible". It goes on to state that "when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity" and "opportunities to incorporate biodiversity in and around developments should be encouraged".

If this application is to be approved, I recommend the inclusion of conditions.

4.5 Conservation Manager (Historic Buildings and Conservation):

Although I did not object to the original scheme, I am inclined to think the design of the individual units is actually more successful now in architectural terms and as a whole it has lost much of the unrelenting uniformity (bordering on monotony) of its predecessor. However I am concerned at the further erosion of the southern (roadside) boundary wall, which I regard as a key feature of the site. The arguments advanced for this seem to be wholly utilitarian and

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since there is no public benefit in this loss, and a perfectly feasible layout was achieved previously without it, I would not support this aspect of the revised scheme.

Shared access concentrated on two locations is preferable to the four breaches proposed here, which fatally undermine the logic of the wall as a linear structure.

5. Representations

5.1 Ross-On-Wye Town Council: No objection.

5.2 Seven letters of objection has been received. The content is summarised as follows:

- Proposed dwellings are inappropriate in terms of scale and density, with the regimental design not in keeping with the prevailing character of the street and surrounding area.
- The dwellings will have an overbearing impact on adjoining dwellings and impact on their amenity with regards to privacy.
- Additional vehicle access through stone wall will cause additional traffic crossing the pavement and will impact on the safety of pedestrians, especially at peak times when school children are being dropped off and picked up.
- The additional vehicle access through wall detrimental to the character of the area through the loss of the stone wall.
- Not enough parking provided within the site, with vehicles not having enough room to turn within the site resulting in them reversing on to highway.
- No plans or information provided on the intended use of the original Georgian building on site, considered site should be considered as one.
- No consultation with neighbours has taken place.
- Development will impact upon a number of existing trees both within the site and within adjoin properties.

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

<http://news.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx>

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

www.herefordshire.gov.uk/government-citizens-and-rights/complaints-and-compliments/contact-details/?q=contact%20centre&type=suggestedpage

6. Officer's Appraisal

6.1 The key considerations in the determination of the application are as follows:

- 1) The Principle of Development
- 2) Impact of the development on the residential character and surrounding site context
- 3) Impact of the development on the neighbouring residential amenity
- 4) Impact of the development on the local highway
- 5) Other matters
- 6) Conclusion

The Principle of Development

6.2 The application site lies within the defined settlement boundary of Ross-On-Wye within which Saved Policy H1 of the Herefordshire Unitary Development Plan (UDP) recognises that there is scope for appropriate residential development providing that the character and appearance of the wider locality is not adversely affected by the proposed development. Therefore, the proposal is acceptable in principle, subject to other material considerations being satisfactorily resolved.

Impact of the development on the residential character and surrounding site context

- 6.3 The importance of achieving a high quality of design in all proposals is clearly set out within the NPPF and policies DR1 and H13 of the UDP. At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 17 of the NPPF outlines the 12 core planning principles that the planning system should underpin both in plan-making and decision-taking. One of these principles is that planning should 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants'.
- 6.4 The Government attaches great importance to the design of the built environment, recognizing good design is a key aspect of sustainable development and is indivisible from good planning. New development should contribute positively to making places better for people. Paragraph 58 of the NPPF sets out the design requirements of developments:
- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
 - optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
 - respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
 - are visually attractive as a result of good architecture and appropriate.
- 6.5 The application site is within the curtilage of the former Chestnuts care home and includes the demolition of a large two storey extension constructed in the 1960s. The scheme seeks permission for 5 dwellings all of similar design and scale. Although policies support the development and re-use of previously developed land, the NPPF advises that Local Planning Authorities should resist development which is inappropriate in its context, or which fails to take the opportunities available for improving character and quality of an area and the way it functions.
- 6.6 The five dwellings proposed, are all of similar design, appearance and scale. The Chestnuts is one of a number of large mansion style buildings grouped in the area close to the junctions of Walford Road and The Avenue. The buildings are typically set in large gardens with mature vegetation and bounded by stone walls. Dwellings have been built in some of the curtilages of some of the large dwellings, and in the case of the application site a large ancillary extension to the former care home. The extension is not considered to be of any architectural or historic merit, and does not contribute to the quality or character of the area. Therefore in principle its removal, having regard to improving the character and quality of the area is welcomed.
- 6.7 The Avenue itself promotes a mixture of different designed two storey dwellings, constructed from a mixture of brick, render and stone. The dwellings also vary in scale, however they are all detached within their own curtilages, set back from the highway with mature vegetation to the front. There are also a number of trees within the street on grass verges separating the pavement from the highway. Stone boundary walls are also a distinctive feature throughout the street scene. There is on street parking however, the majority of the dwellings do have sufficient parking within their curtilages.
- 6.8 The proposed scheme has been amended during the planning process to address concerns in relation of the impact on the landscape and character of the conservation area in respect of a

reduction in new vehicle access off the highway/puncturing of the existing stone boundary wall. The layout has also been amended since the previous application in respect of the impact of the development on the large Sweet Chestnut tree in the western corner of the site.

- 6.9 The proposal is predominantly for 4 bed detached family homes, fronting on to the highway, with their own parking and rear amenity space. The dwellings are to be constructed from a mixture of materials including render, vertical timber boarding and stone on the ground floor. They also have a large amount of glazing down the centre of the dwellings serving bedrooms and living areas. The height of each dwelling is 9.6m, although the layout follows the natural fall in site level from west to east across the site, allowing the houses to appear stepped within the street scene. The amended layout does retain a large proportion of the stone boundary wall and also the sweet chestnut tree.
- 6.10 Unitary Development Plan policies DR1 and H13 along with section 7 of the NPPF emphasise the importance of good design both in terms of the architecture of the buildings, the function of public and private spaces and integration with the wider environment. Paragraph 60 of the NPPF highlights that planning authorities should not stifle innovation, originality or initiative in design and having regard to the requirements of these policies, the general house design, in relation to materials are considered to be acceptable. It is acknowledged that they are of a contemporary design and appearance when compared to others in the street, however with no one distinct character prevailing, the proposed appearances of the dwellings, within the street scene are considered to be acceptable.
- 6.11 Paragraph 61 of the NPPF identifies that visual appearance and the architecture of individual buildings are very important factors, and securing high quality and inclusive design goes beyond aesthetic considerations. Therefore when assessing proposals for new development, consideration should be given to the connections between people and places and integration of new development into the natural, built and historic environment, with consideration to the overall scale, density, massing, height, landscape and layout of new development in relation to neighbouring buildings and the local area more generally.
- 6.12 The principle of developing the site for residential development is accepted, however the issues with regards to density have always been a concern of the officer, when having regard to the surrounding context of the site and the existing residential character. The scale and massing of the 5 dwellings proposed, whilst considered acceptable on an individual basis, leave limited spacing between the proposed dwellings and private amenity space. It is the officer's opinion that the scheme would benefit and be more appropriate in its surroundings if the density of the scheme was reduced to 4 dwellings.
- 6.13 In conclusion when having regard for the character and appearance of the established residential area, the proposed scheme for 5 dwellings, by virtue of the layout, scale and massing would represent over-development of the site that does not integrate appropriately into the established residential area.

Impact of the development on the neighbouring residential amenity

- 6.14 Policy H13 of the UDP requires all proposals to provide for acceptable levels of residential amenity including privacy both within the scheme and in respect of nearby properties. As already established the area surrounding the application site is primarily residential in character. Chapter 7 of the NPPF identifies that schemes should establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live. The advice is that Local Authorities should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

- 6.15 The proposed scheme has been amended during the planning process to address concerns in relation to the impact on the private amenity space of the dwelling to the rear and plot 1. Plot 1 is set back further into the site than the other 4 proposed dwellings to prevent disturbance to the Sweet Chestnut Tree. However this takes the dwelling within 3 metres of the rear boundary shared with the existing residential property Chasewood Lodge. The amended plans have removed the large areas of glazing on the rear elevation to prevent overlooking onto the private amenity space of the neighbouring dwelling. These amendments are welcomed and have protected the privacy and private amenity space of Chasewood Lodge.
- 6.16 However consideration also needs to be given to the amenity of other surrounding residential properties, as well as that of the proposed new dwellings. Of particular concern is that of the future occupants of The Chestnuts. The building and immediate surrounding grounds are not included within the application site. Its lawful use is that of a care home. Realistically it is likely that the building will either be developed into a single resident home, or be developed and subdivided into residential apartments. Either way it is considered important to ensure that the development of the rear curtilage does not prejudice or harm the future occupants of the building. The application does not include any information or consider the future of the building.
- 6.17 The amendments to the elevations of Plot 1 have significantly reduced the potential for overlooking on the residential property The Chasewood located to the rear of the site. However the proposed layout allows for limited private amenity space for plot 1, and that of the existing Chestnut building. In conclusion, due to lack of information submitted with the application, the proposed layout and scale of the 5 dwellings is considered to prejudice and harm the amenity of the future occupants of The Chestnuts in relation to parking, private amenity space and outlook. Due to the number of dwellings proposed, the officer is also not convinced that the development will create an attractive and comfortable place to live not only for the future occupants of The Chestnuts but for the occupants within the proposed scheme. The application is therefore contrary to Policy H13 of the Herefordshire Unitary Development Plan and paragraph 58 of the National Planning Policy Framework.

Access and Highways Issues

- 6.18 The amended block plans have identified that there are to be three access points into the site. Plot 1 is to be accessed through the existing garage which to be demolished, whilst plots 1, 2 and 3 are to be accessed via the existing access, and plot 4 will be accessed via the new access. Each dwelling will have parking for 2 cars, as well as room within the garage. The scheme also allows for the vehicles to turn and leave the site on forward gear. The Transportation Manager has not made any comments on the application at the time of writing the report. However I am satisfied that highway aspects of the scheme are acceptable.
- 6.19 Residents have raised a number of concerns in relation to the increase in vehicle movements as well as the reduction of on street parking which will occur due to the increase in access points. The residents have also highlighted that the road can be busy around school drop-off and pick up times by parents parking. This has been considered, however given that the site is "previously developed" with lawful uses that generated similar traffic movements and that the provision of parking and turning is allowed for within the site, it is not considered that this would be sufficient to represent a highway safety objection. As such the proposed access to the site would comply with the requirements of policy DR3 of the Unitary Development Plan.
- 6.20 Policy DR3 of the UDP is the principal policy which deals with movement in new development schemes, in particular that of vehicles and pedestrians. The policy seeks to ensure that all schemes provide for suitable provision for access to and from the site. The provision of attractive, safe and convenient movement into and out of the site is highlighted as an important factor with regards to highways safety.

- 6.21 Although the residents' concerns have been given full consideration, the proposed additional vehicle access and traffic movements generated by the proposal are not considered to prejudice highway safety and the off-site parking provision accords with adopted standards. Accordingly it is considered that the proposal would comply with the requirements of policies DR3 and T8 of the UDP.

Other matters

Impact on Protected species

- 6.22 In determining all development proposals, the effect upon biodiversity and protected species has to be given full consideration. Proposals are required to demonstrate that the proposal will have no adverse effects on, or damage, protected or priority habitats or species. In regards to these proposals the main consideration with regards to biodiversity relates to the demolition of the previous extension. In the previous application the applicant had not carried out sufficient bat activity surveys for the Council to be satisfied that the requirements of policies NC8 and NC9 within the UDP and the guidance within chapter 11 of the NPPF.
- 6.23 Submitted with this application is an updated ecological report with surveys having been carried out in the summer months. In summary, the surveys confirmed that no bat roosts are present within the building to be demolished as part of the proposed development. The application is therefore considered to be in compliance with relevant Policies within the UDP and NPPF.

Drainage

- 6.24 It is proposed to connect the foul drainage from the development to the public foul sewer located within The Avenue via a new gravity connection. Welsh Water has confirmed that there is sufficient capacity within the public foul sewer network to serve the foul flows from the development. They have also raised no objection in relation to surface water providing that it is not allowed to connect to the public sewerage system.

Housing Supply

- 6.25 Herefordshire currently has a shortfall with regards to providing a five year housing land supply. Recent appeal decisions across the country make the Government's position clear on this matter that greater weight will be given to Paragraph 49 of the NPPF which stipulates that relevant policies concerning the supply of housing land should not be regarded as up to date if a five year land supply cannot be demonstrated. In view of this, there is a requirement to release further land for housing that is deliverable within the next five years and which is sustainable, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF as a whole: or specific policies in the NPPF indicate development should be restricted.
- 6.26 Whilst officers are conscious that the proposal would contribute to meeting additional housing requirements, for the reasons outlined above the development is not considered to accord with other relevant UDP policies and NPPF guidance in relation to the general design, amenity and local distinctiveness of the area. The location of the development, being within the settlement boundary and an established residential area makes the principle of the development acceptable. However as outlined above the concerns with regards to the scale, density, layout and massing of the 5 dwellings proposed, make the development an inappropriate development for the site.

Conclusion

- 6.27 In conclusion, the proposal is not considered to be acceptable. The application site is within the Ross-on-Wye settlement boundary and within an established residential area, where the

principle of development is acceptable. However the issues with regards to the scale, design, layout, density and massing are considered to be finely balanced. Officers have concluded that the development, by virtue of the scale, density and proposed layout is unacceptable. Whilst noting the considerable efforts that have been made by the applicants to amend the scheme in relation to the neighbours amenity and concerns relating to the surrounding landscape, officers maintain the view that the current proposal would be an inappropriate form of development and would represent over-development of the site that would be harmful to the character and appearance of the established residential area and which would not integrate appropriately into the existing built environment. The scheme is not considered to accord with policies S1, DR1, H13 and HBA6 of the UDP and the guiding principles of the NPPF in this regard.

- 6.28 Furthermore, on balance given the limited information submitted with the application in relation to the future use of the existing and original Chestnut building, officers are not convinced that the proposal will not prejudice and harm the amenity of the future occupants of The Chestnuts in relation to parking, private amenity space and outlook.

RECOMMENDATION

In respect of 132033/F:

That planning permission be refused for the following reasons:

- 1. The proposal would be an inappropriate form of development by virtue of its density, layout, scale and massing and would represent over- development of the site that would be harmful to the character and appearance of the established residential area and which would not integrate appropriately into the existing built environment. The proposal is therefore contrary to Policies DR1 and H13 of the Herefordshire Unitary Development Plan and guidance within chapters 6 and 7 of the National Planning Policy Framework.**
- 2. The proposed layout and scale of the five dwellings proposed is considered to prejudice and harm the amenity of the future occupants of The Chestnuts in relation to parking, private amenity space and outlook. The application has not had regard to the future use of the existing building, The Chestnuts, and due to insufficient information submitted with the application the Local Planning Authority are not convinced that the development will create an attractive and comfortable place to live not only for the future occupants of The Chestnuts but for the occupants within the proposed scheme. The application is therefore contrary to Policy H13 of the Herefordshire Unitary Development Plan and paragraph 58 of the National Planning Policy Framework.**

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 and identifying matters of concern with the proposal and discussing those with the applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which have been clearly identified within the reason(s) for the refusal, approval has not been possible.**

In respect of 132034/C:

That Conservation Area Consent be refused for the following reason:

1. **Although in principle there would not be an objection to the proposed demolition of the post war extension, due to insufficient information having been submitted in relation to the subsequent elevations of the existing building and there not being an acceptable redevelopment proposal in accordance with policy HBA6, the application is considered to be contrary to guidance contained in the National Planning Policy Framework and saved policies HBA6 and HBA7 of the Herefordshire Unitary Development Plan and guidance within the National Planning Policy Framework.**

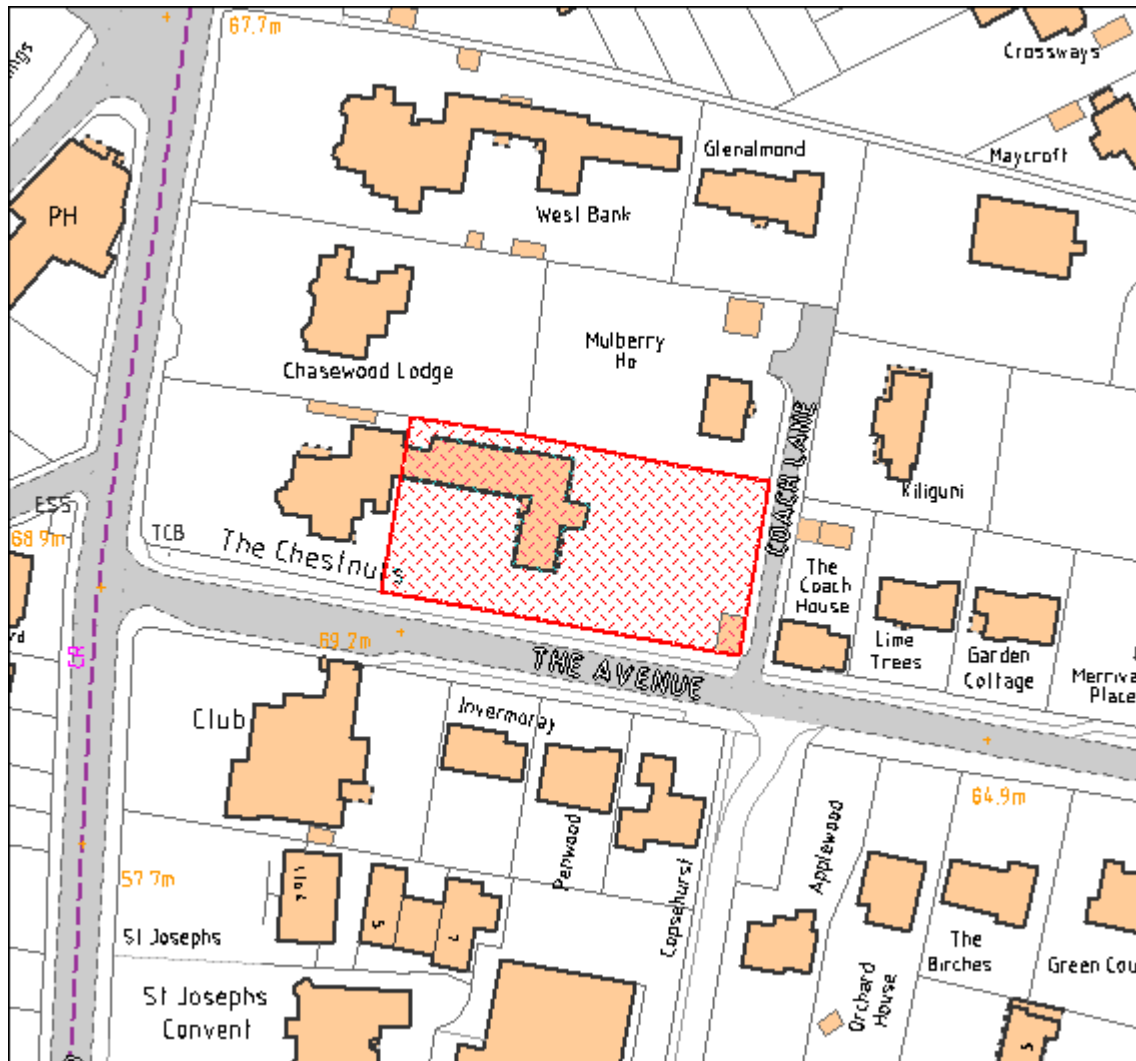
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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SITE ADDRESS : LAND AT CHESTNUTS, THE AVENUE, ROSS ON WYE, HEREFORDSHIRE

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