

<b>MEETING:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>2 SEPTEMBER 2015</b>
<b>TITLE OF REPORT:</b>	<b>152012 - PROPOSED OAK FRAMED CONSERVATORY TO THE SIDE ELEVATION (SOUTH) AT CHURCH COTTAGE, HOARWITHY, HEREFORD, HR2 6QQ</b>  <b>For: Mr Durkin, Church Cottage, Hoarwithy, Hereford, Herefordshire HR2 6QQ</b>
<b>WEBSITE LINK:</b>	<a href="https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=152012&amp;search=152012">https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=152012&amp;search=152012</a>
<b>Reason Application submitted to Committee – Member Application</b>	

**Date Received: 6 July 2015**

**Ward: Dinedor Hill**

**Grid Ref: 354636,229609**

**Expiry Date: 9 September 2015**

Local Member: Councillor D Summers

## **1. Site Description and Proposal**

- 1.1 The application features Church Cottage, an attractive, extended dwellinghouse located in Hoarwithy, an undesignated village in the Herefordshire Unitary Development Plan and thus an open countryside location. The site is within the Wye Valley Area of Outstanding Natural Beauty, a statutory designated and protected landscape. In addition the site is in a Conservation Area and is located north of and within certain vistas of the Grade I listed Church of St. Catherine.
- 1.2 The proposal is an oak framed conservatory extension to the side south elevation.

## **2. Policies**

### **2.1 National Planning Policy Framework (NPPF)**

The following sections are of particular relevance:

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

### **2.2 Herefordshire Unitary Development Plan (UDP)**

S1	–	Sustainable Development
S2	–	Development Requirements
DR1	–	Design
DR2	–	Land-use and Activity
H18	–	Alterations and Extensions

Further information on the subject of this report is available from Mr C Brace on 01432 261947

- HBA4 – Setting of Listed Buildings
- HBA6 – New development within conservation areas
- LA1 – Areas of Outstanding Natural Beauty

### 2.3 Herefordshire Core Strategy:

- SS1 – Presumption in favour of Sustainable Development
- LD5 – Historic Environment and Heritage Assets
- 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:-

<https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/unitary-development-plan>

## 3. Planning History

None

## 4. Consultation Summary

4.1 Historic England do not wish to comment in detail, but offer the following general observations – *We advise that the external joinery of the conservatory should be finished in a colour no paler than oak.*

4.2 The Public Rights of Way Manager has no objection.

## 5. Representations

5.1 Ballingham Bolstone and Hentland Group Parish Council support the application.

5.2 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:-

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

## 6. Officer's Appraisal

6.1 Government planning guidance aims and objectives are contained in National Planning Policy Framework. In requiring good design, NPPF paragraph 58 requires proposals to respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation and in paragraph 61 states although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

6.2 Paragraphs 131 – 135 of the NPPF set out what should be considered in determining planning applications affecting built heritage assets. It states local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

- 6.3 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm should require clear and convincing justification.
- 6.4 The relevant local plan policies, DR1 – Design, H18 – Alterations and extensions, HBA4 – Setting of listed buildings, and HBA6 – New development in conservation areas are all considered to be in general conformity with the NPPF.
- 6.5 The conservatory measures 4.6 x 3.75 metres in plan and extends from a single storey protrusion on the South elevation. In addition to being constructed of complementary appropriate materials (oak frame, stone dwarf walls and roof matching the dwelling) the conservatory is integrated into the dwelling with a new gable pitched roof where the proposal joins the dwelling.
- 6.6 The proposal is considered of a size, scale and appearance in keeping with and subservient to the original dwelling and furthermore can be considered to enhance the South elevation through reducing the massing of the roof plane. The conservatory provides a feature element to the South elevation that provides interest and balance.
- 6.7 Having regard to the context, it is considered there is no adverse impact on adjoining land uses (the conservatory does not immediately overlook or adjoin other residential properties or curtilage). Furthermore having regard to the design and articulation of the proposal, there is considered no adverse impact on heritage or landscape assets.
- 6.8 As such the proposal is considered to satisfy relevant local and national planning policies. Approval is recommended with the condition requested from Historic England.

## RECOMMENDATION

**That planning permission be granted subject to the following conditions:**

- 1. C01 – Time limit for development**
- 2. C07 – Development in accordance with approved plans and details**
- 3. The external joinery of the conservatory should be finished in a colour no paler than oak.**

**Reason: To ensure a satisfactory appearance to the development and in the interests of maintain and enhancing the character and appearance of the conservation area and to satisfy Herefordshire Local Plan policies DR1 and HBA6 and the relevant heritage aims and objectives of the National Planning Policy Framework.**

## INFORMATIVES:

- 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.**

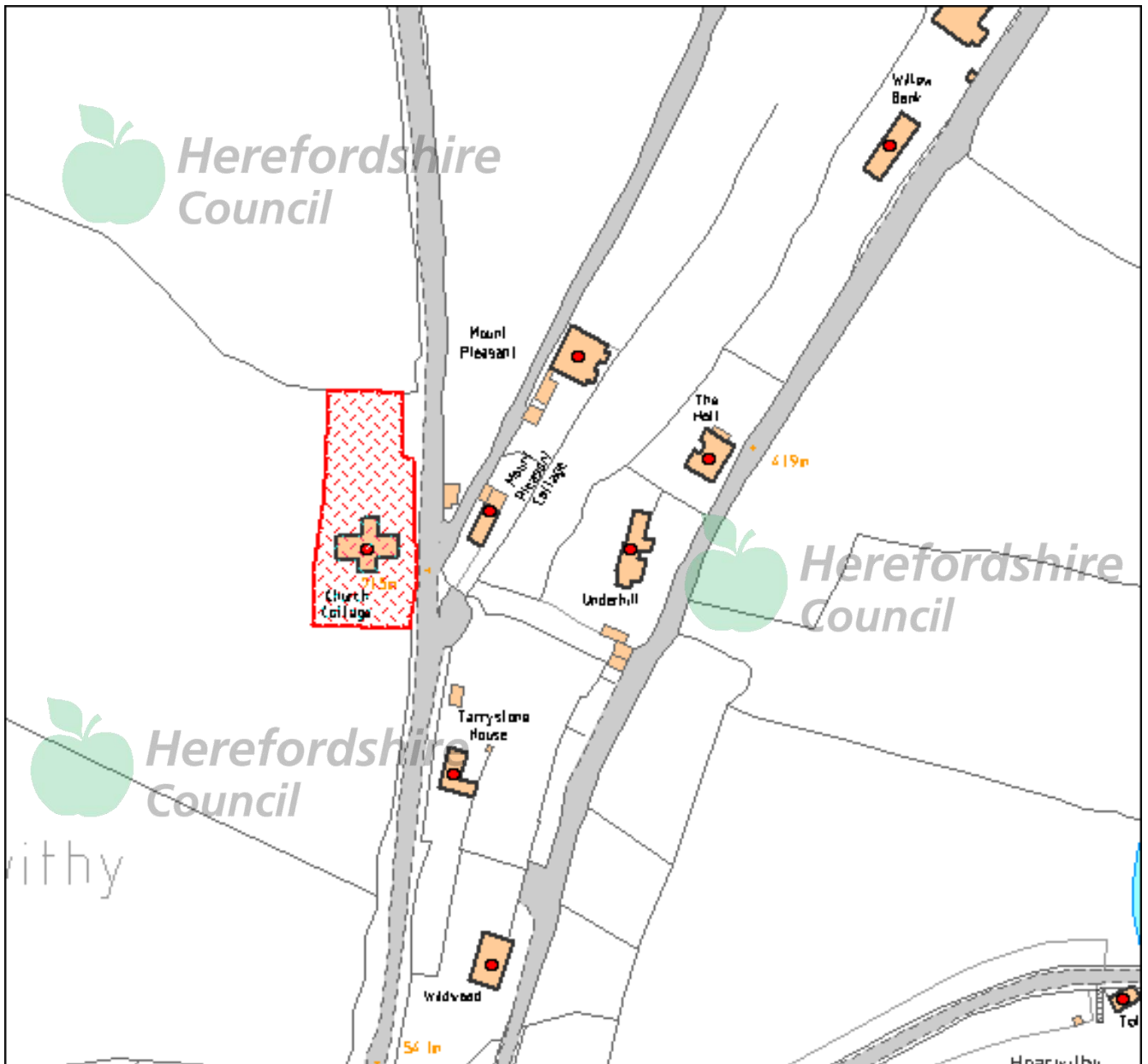
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** 152012

**SITE ADDRESS :** CHURCH COTTAGE, HOARWITHY, HEREFORD, HEREFORDSHIRE, HR2 6QQ

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Further information on the subject of this report is available from Mr C Brace on 01432 261947