

<b>MEETING:</b>	<b>PLANNING AND REGULATORY COMMITTEE</b>
<b>DATE:</b>	<b>2 DECEMBER 2020</b>
<b>TITLE OF REPORT:</b>	<b>202974 - PROPOSED EXTENSION AND ALTERATIONS AT HOOKS COTTAGE, LEA BAILEY, ROSS-ON-WYE, HR9 5TY</b>  <b>For: Mr And Mrs Wilding per Mr Tom Margrett, Old Field Barn, Green Farm, Hope Mansell, Ross-On-Wye, Herefordshire HR9 5TJ</b>
<b>WEBSITE LINK:</b>	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=202974&amp;search-term=202974">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=202974&amp;search-term=202974</a>
<b>Reason Application submitted to Committee – Councillor application.</b>	

**Date Received: 9 September 2020**

**Ward: Penyard**

**Grid Ref: 364806,220546**

**Expiry Date: 4 November 2020**

Local Member: Councillor William Wilding. (Councillor Yvonne Watson has fulfilled the local ward member role for this application.)

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

- 1.1 The application site is located within a linear residential cluster of dwellings at Lea Bailey. Hooks Cottage is on the northwest side of C1278 set back from and below the road level. The dwelling is a rendered cottage with an adjoining barn converted to an annexe.
- 1.2 The proposal seeks to construct a single storey lean-to extension to the south west elevation. This would project 3.3 metres with a depth of 4.5 metres, comprising a glazed opening to the side and window to the rear. The scheme also includes the construction of a balcony to the north-west elevation and entrance to the south east elevation via a porch.

## **2. Policies**

### **2.1 Herefordshire Local Plan – Core Strategy Policies**

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/137/adopted\\_core\\_strategy](https://www.herefordshire.gov.uk/info/200185/local_plan/137/adopted_core_strategy)

- SS1 – Presumption in Favour of Sustainable Development
- SS6 – Environmental Quality and Local Distinctiveness
- LD1 – Landscape and Townscape
- LD2 – Biodiversity and Geodiversity
- SD1 – Sustainable Design and Energy Efficiency

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Further information on the subject of this report is available from Ms Elsie Morgan on 01432 260760

## SD4 – Waste Water Treatment and River Water Quality

The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (the 2012 Regulations) and paragraph 33 of the National Planning Policy Framework requires a review of local plans be undertaken at least every five years in order to determine whether the plan policies and spatial development strategy are in need of updating, and should then be updated as necessary. The Herefordshire Local Plan Core Strategy was adopted on 15 October 2015 and a review was required to be completed before 15 October 2020. The decision to review the Core Strategy has been made on 9<sup>th</sup> November 2020. The level of consistency of the policies in the local plan with the NPPF will be taken into account by the Council in deciding any application. In this case, the policies relevant to the determination of this application have been reviewed and are considered to remain entirely consistent with the NPPF and as such can be afforded significant weight.

### 2.2 Weston Under Penyard Neighbourhood Development Plan (Adopted 20 May 2016))

#### D1 – Design Appearance

The Weston Under Penyard Neighbourhood Development Plan was made on 20 May 2016 and although adopted over 2 years ago, can be afforded significant weight for the purposes of decision making in relation to this application.

<https://www.herefordshire.gov.uk/directory-record/3118/weston-under-penyard-neighbourhood-development-plan-made-20-may-2016>

### 2.3 National Planning Policy Framework (NPPF)

Chapter 2 – Achieving sustainable development

Chapter 12 – Achieving well-designed places

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf)

## 3. **Planning History**

3.1 None relevant

## 4. **Consultation Summary**

### Statutory Consultees

4.1 None

### Internal Consultees

4.2 Ecologist

HRA screened out given householder application and site context.

## 5. **Representations**

### Weston under Penyard Parish Council

5.1 No objection

Although not detailed in the application it is understood that the proposed extension and alterations comprise:

1. A single storey extension to the south west side to living area.
2. On open porch on the south east side at the entrance to a sitting room
3. A second floor balcony on the north west side partly supported at ground level by two new columns.

The parish council does not object to the application on the conditions that material finishes match the appearance of the existing dwelling and that a proposal for surface water approved by HC.

5.2 There have been no third party representations

5.3 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=202974&search-term=hook%20cottage](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=202974&search-term=hook%20cottage)

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

Policy context and Principle of Development

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows:  
*"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."*
- 6.2 In this instance the adopted development plan is the Herefordshire Local Plan – Core Strategy (CS). It is also noted that the site falls within the Weston under Penyard Neighbourhood Area. A Neighbourhood Development Plan (NDP) was adopted on 20 May 2016, and can be afforded significant weight. The National Planning Policy Framework (NPPF) is also a significant material consideration.
- 6.3 The proposal would not result in built development that would be of an unacceptable scale or constitute over development. The size of the additions is considered to be acceptable in terms of mass, scale and height. The lean-to extension would be sited to the south west of the dwelling currently siting the entrance porch. This would be a single storey structure maintaining subservience to the host dwelling with a maximum height of 4 metres. Given the topography of the site sloping upwards towards the road, the visual impact of the structure is minimal and does not impact upon the wider setting context. Furthermore, the proposed balcony and porch are considered to be of appropriate scale and do not detract from the character of the host dwelling. Therefore, the proposed scheme is considered to suitably conserve local character and the character of the host dwelling in line with CS policies SD1 and LD1 and D1 of the NDP.
- 6.4 The extension would introduce a number of window openings, however due to the single storey nature of the proposal and positioning of fenestration to the existing building, the scheme would not detrimentally increase impact upon residential amenity. Furthermore, the balcony to the rear would not face any neighbouring dwellings. Given the scale of the proposal and sufficient distance between surrounding dwellings, there are no concerns with regards to overshadowing or overlooking. Therefore, the proposal is considered to adhere to the requirements of CS policy SD1.
- 6.5 The proposed development has been designed in a manner that reflects the host dwelling utilising materials to match that of the existing dwelling, stone and render and slate roof. This has been included by condition to ensure the appropriate use of material. The porch and balcony appear in

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Further information on the subject of this report is available from Ms Elsie Morgan on 01432 260760

keeping with the host dwelling and do not detract from the character of the cottage. As such, the proposal would harmonise with the host dwelling and not appear out of character. In regards to design and materials, it is therefore considered that the proposal adheres to SD1 and LD1 of the CS, and D1 of the NDP.

- 6.6 The application does not trigger the Habitat Regulations Assessment (HRA) process (in relation to foul and surface water discharges), including those that could increase foul water (phosphate) pathways in to the River Wye Special Area of Conservation (SAC), as these are considered as very low risk (de minimis). Thus householder applications such as this one are to be considered as screened out from any further Habitat Regulations Assessment process. Furthermore, the nearby ancient woodland is approximately 70 metres to the east of the site and as such there are considered to be no impacts in this regard given the scale of the proposed development which is considered to comply with the requirements of CS policies LD2 and SD4.
- 6.7 The Climate Change and Biodiversity Measures Compliance checklists have been completed, indicating the development is not within a designated site and is therefore unlikely to have an ecological impact. Furthermore, the extension is south facing with solar gain enhanced by folding triple glazed doors. The extension will utilise thermal insulation, as well as in other areas of the cottage, and underfloor heating. The existing dwelling incorporates solar PV panels.
- 6.8 In summary, the proposal has been designed to match the character of the host dwelling and preserves the character of the surrounding area. The visual impact, in relation to the layout and topography of the site, is limited due to both the scale and design. It is not considered that the proposal will have an undue impact upon the amenity of neighbouring residents with no concerns for overlooking or overshadowing, given the lack of neighbours to the north west of the site and single storey nature of the extensions. Appropriate consideration has been given to reducing the carbon footprint of the extension and no biodiversity impacts are identified. It is therefore my recommendation to grant planning permission subject to the below conditions.

**RECOMMENDATION**

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

- 1. **C01 - Time limit for commencement (full permission)**
- 2. **C06 - Development in accordance with approved plans (Drawing nos. 1798.02 and 1798.03)**
- 3. **C14 - Matching external materials (extension)**
- 4. **CBK - Restriction of hours during construction**

**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.**

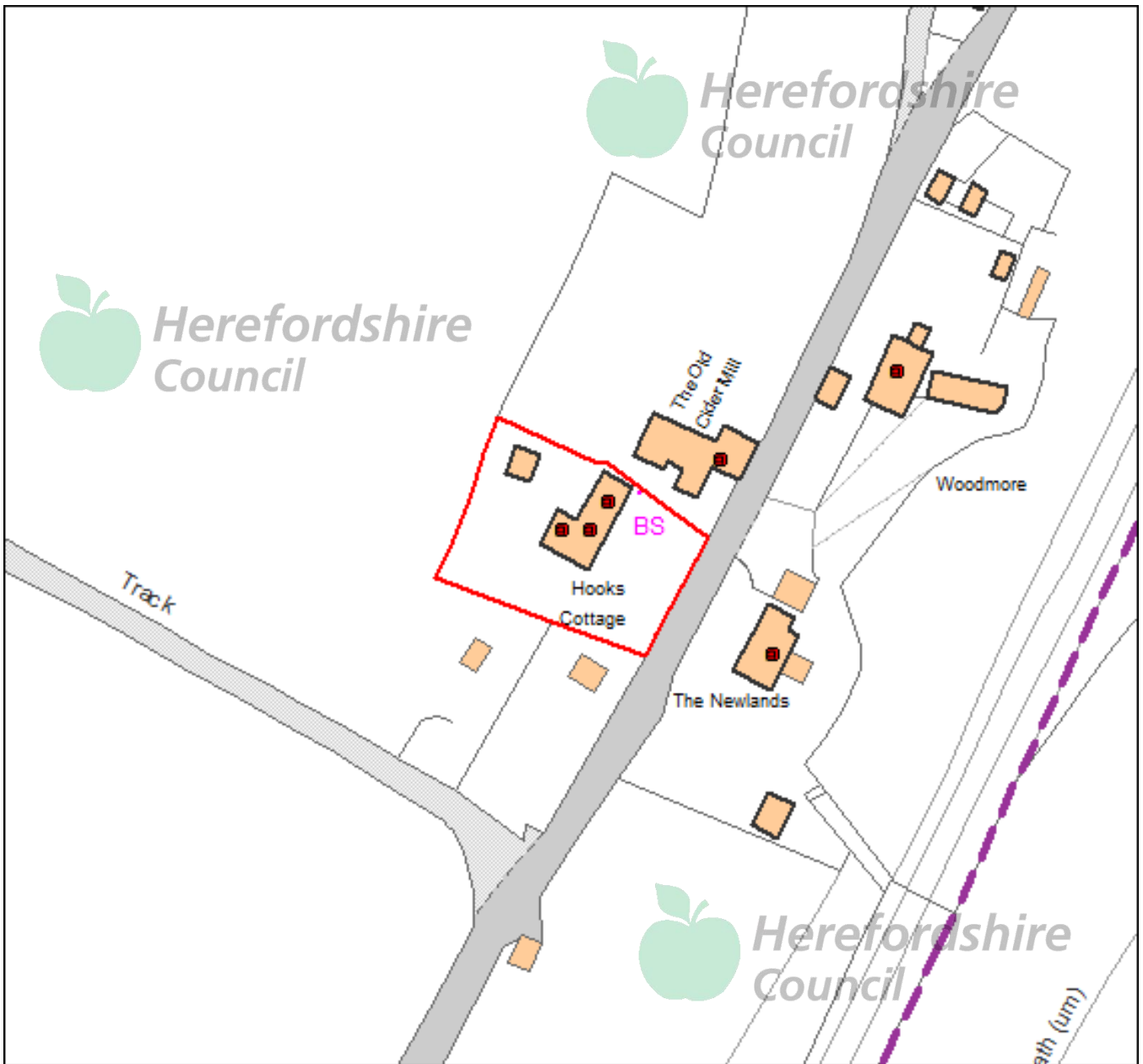
Decision: .....

Notes: .....

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## **Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** 202974

**SITE ADDRESS :** HOOKS COTTAGE, LEA BAILEY, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5TY

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