

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	9 FEBRUARY 2022
TITLE OF REPORT:	214230 - PROPOSED TWO STOREY SIDE EXTENSION AT 33 BURDON DRIVE, BARTESTREE, HEREFORD, HR1 4DL For: Mr & Mrs Price per Mr Julian Scriven, 5 Overbury Road, Hereford, Herefordshire, HR1 1JE
WEBSITE LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=214230&search-term=214230
Reason Application submitted to Committee - member of staff	

Date Received: 17 November 2021

Ward: Hagley

Grid Ref: 356070, 241431

Expiry Date: 27 January 2022

Local Member: Cllr Paul Andrews

1. Site Description and Proposal

- 1.1 This application relates to a suburban semi-detached dwelling located within an established residential area in the village of Bartestree. It is situated within a street scene of similarly designed houses that form a semi-formal, perimeter block of development. The existing house is constructed of brick under a Double Roman concrete tiled roof.
- 1.2 This full householder application proposes the erection of a two-storey side extension, with an existing lean-to being demolished. The extension would be constructed in matching external facing and roofing materials and a side access path to the rear garden would be maintained. The proposal would result in the provision of an extra bedroom, resulting in a 4-bed dwelling.

2. Policies

2.1 Herefordshire Local Plan – Core Strategy

SS1	–	Presumption in favour of sustainable development
SS6	–	Environmental quality and local distinctiveness
LD1	–	Landscape and townscape
SD1	–	Sustainable design and energy efficiency
SD3	–	Sustainable water management and water resources
SD4	–	Waste water treatment and river water quality

The 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

2.2 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 15th October 2015 and a review was required to be completed before 15th October 2020. The decision to review the Core Strategy was made on 9th 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 relevant policies have been reviewed, are considered entirely consistent with the NPPF and therefore attributed significant weight.

2.3 Bartestree with Lugwardine Neighbourhood Development Plan (NDP)

- BL2 – Extensions to properties
- BL4 – Settlement boundaries
- BL12 – Transport and highways

2.4 National Planning Policy Framework (July 2021)

- Section 2 – Achieving sustainable development
- Section 4 – Decision making
- Section 12 – Achieving well-designed places

The NPPF, together with relevant documents and revisions, can be viewed via the link below:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

2.5 Planning Practice Guidance (PPG) - This can be accessed through the following link:

<https://www.gov.uk/government/collections/planning-practice-guidance>

3. **Planning History**

3.1 There is no relevant planning history.

4. **Consultation Summary**

4.1 No consultation responses received at the time of writing this report (07/01/22).

5. **Representations**

5.1 *Bartestree with Lugwardine Group Parish Council* – We wish to unanimously support this application as it complies with NDP Policy BL2.

5.2 The consultation responses can be viewed on the Council's website via the following link:-

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=214230&search-term=214230

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 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 and the 'made' Bartestree and Lugwardine Neighbourhood Development Plan (NDP). The National Planning Policy Framework (NPPF) is also a significant material consideration.

6.3 The principle of extensions, alterations and additions to existing lawful dwellings and their curtilages are accepted in general terms by the policies found within the development plan. In particular, Policy BL4 of the NDP defines a settlement boundary for Bartestree and states that within this boundary, development will be supported in principle. For this application, the principle of development is acceptable subject to the scale, design and siting of the extension respecting the character and appearance of the host dwelling, as well as ensuring that there would be no unacceptable impact on any neighbours' amenity.

6.4 Policy BL2 of the NDP states that planning applications will be supported for extensions within the neighbourhood area provided that:-

- i. overall design, size, appearance, scale, height and mass remain subservient to the main dwelling;*
- ii. the external facing materials should match or complement the materials in the host dwelling;*
- iii. the extension will not result in significant adverse impact on the amenity of neighbouring properties.*

6.5 The proposed extension would be set back from the principal elevation and set down in ridge height, thereby achieving a suitably subservient appearance. Its width, relative to that of the existing semi-detached property, would be in proportion and its fenestration and details such as eaves and verge construction would mirror that of the host dwelling. An unduly dominant appearance would be avoided and the first criterion is thereby satisfied.

6.6 Turning to proposed materials, these would be matching and thereby ensure assimilation of the extension with its host and the wider street scene. There would also be no significant adverse effects on the residential amenity of nearby residential occupiers, by reason of the separation distances involved (in excess of 13m) and the siting of the extension relative to neighbouring dwellings. In particular, the immediate outlook, and degree of privacy afforded to the rear garden, of 32 Wilcroft Park would be fundamentally maintained. The second and third criterions of the NDP policy are thereby satisfied.

6.7 The proposal is also considered to compliant with relevant design and environmental policies contained within the Core Strategy, including SS6 and SD1. The applicant has completed the Climate Change checklist and confirmed that the extension will be constructed in thermally efficient materials to meet Building Regulations requirements, which given the nature of the application is considered acceptable. Turning to surface water drainage, whilst there would be a modest increase in impermeable area, the rainwater from new roof area would be taken to a soakaway sited at least 5m away from the dwelling, in line with Part H of the Building Regulations. Foul water would continue to discharge to the main sewer. Given the negligible increase in phosphate levels, no 'significant effects' arise for the River Wye Special Area of Conservation (Lugg catchment). The proposal is thereby screened out for the purposes of assessment under the Habitat Regulations 2017 (as amended).

- 6.8 In relation to parking provision the site plan reflects the availability of three spaces, involving the partial loss of a small lawned area. This is considered to be acceptable having regard to the benefit of off-street parking in compliance with the Highway Design Guide. To satisfy policies concerning biodiversity net gain, it is proposed to install a bird box on the new gable, which can be conditioned for compliance purposes.
- 6.9 In summary, the proposed development is considered to accord with the development plan when read as a whole, which is not outweighed by any other material considerations. The extension would improve the existing housing stock within the village and increase utility of use to existing and future occupiers through additional accommodation over two floors.

RECOMMENDATION

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

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

- 2. The development hereby approved shall be carried out strictly in accordance with the approved plans (drawing no. JS/140/21/1 and JS/140/21/2 Rev. C) and the schedule of materials indicated thereon.**

Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area in accordance with the requirements of Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.**

Reason: To ensure the external materials harmonise with the existing building so as to ensure that the development complies with the requirements of Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 4. Prior to first use of the development approved under this planning permission, the RSPB bird box shown on the approved plans shall be installed on the east elevation. Hereafter, the bird box shall be maintained as approved unless otherwise agreed in writing by the local planning authority.**

Reasons: To ensure Biodiversity Net Gain and species and habitats enhancement having regard to the Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations 2017 (as amended), National Planning Policy Framework, NERC Act 2006, and Herefordshire Local Plan - Core Strategy policies LD1 and LD2.

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. 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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Herefordshire
Council



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APPLICATION NO: 214230

SITE ADDRESS: 33 BURDON DRIVE, BARTESTREE, HEREFORD, HEREFORDSHIRE, HR1 4DL

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Further information on the subject of this report is available from Mr Simon Rowles on 01432 260238