

<b>MEETING:</b>	<b>PLANNING AND REGULATORY COMMITTEE</b>
<b>DATE:</b>	<b>23 NOVEMBER 2022</b>
<b>TITLE OF REPORT:</b>	<b>221708 - RENOVATION, RECONFIGURATION AND SIDE EXTENSION TO CREATE A MODERN FAMILY HOME AT TY LLAN DRE, GOODRICH, ROSS-ON-WYE, HR9 6JE</b>  <b>For: Mr &amp; Mrs Oliver per Miss Kirsty Sullivan, Summit House, Suite 2, 5 Gold Tops, Newport, NP20 4PG</b>
<b>WEBSITE LINK:</b>	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=221708&amp;search-term=221708">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=221708&amp;search-term=221708</a>
<b>Reason Application submitted to Committee – Redirection</b>	

**Date Received: 24 May 2022**

**Ward: Kerne Bridge**

**Grid Ref: 357113,219040**

**Expiry Date: 8 August 2022**

Local Members: Cllr Yolande Watson (Cllr Wilding acting as proxy)

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

- 1.1 Ty Llan Dre is a relatively modern semi-detached property at the end of a cul- de-sac in the village of Goodrich. The property lies within an area of mixed character with detached and semi-detached properties of varying age and scale. It is located within the vicinity of several designated heritage assets. To the south-west is the Grade II listed Goodrich House and to the east is St Giles Church which is Grade II\* listed. The site also lies wholly within the Wye Valley Area of Outstanding Natural Beauty.
- 1.2 The application relates to a proposed two storey extension on the east elevation of the property. The extension would have a footprint of 61.39 square metres (9.19 metres in length and 6.68 metres in width) with a ridge height of 7.73 metres.

## **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  
 LD2 – Biodiversity And Geodiversity  
 LD4- Protecting And Conserving Heritage Assets  
 SD1 – Sustainable Design And Energy Efficiency

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/local-plan-1/local-plan-core-strategy>

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 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.

- 2.2 Goodrich and Welsh Bicknor Group Neighbourhood Development Plan made 28 June 2019  
Policy GWB1- Promoting Sustainable Development  
Policy GWB2: Conserving the Landscape and Scenic Beauty within the Wye Valley AONB  
Policy GWB3: Enhancement of the Natural Environment  
Policy GWB4: Protecting Heritage Assets

The Goodrich and Welsh Bicknor Neighbourhood 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/downloads/file/17289/neighbourhood\\_development\\_plan\\_march\\_2019.pdf](https://www.herefordshire.gov.uk/downloads/file/17289/neighbourhood_development_plan_march_2019.pdf)

- 2.3 National Planning Policy Framework (NPPF)  
The revised NPPF sets out the UK government's planning policies and how these are expected to be applied. Officers view the following sections are applicable to this application:

Chapter 2 – Achieving sustainable development  
Chapter 11 – Making effective use of land  
Chapter 12 – Achieving well-designed places  
Chapter 16 – Conserving and enhancing the historic environment

The NPPF, together with all relevant documents and revision, are viewable at the following link:  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)

- 2.4 Planning Practice Guidance (PPG)  
PPG categories have been revised and updated to make it accessible and should be read in conjunction with the NPPF. PPG can be accessed at the following link:  
<https://www.gov.uk/government/collections/planning-practice-guidance>

### **3. Planning History**

- 3.1 DCH962619/F- New Entrance Porch. Approved 20 June 1996

### **4. Consultation Summary**

#### Statutory Consultations

- 4.1 **Historic England Received: 04 July 2022**

Thank you for your letter of 17 June 2022 regarding the above application for planning permission.

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application. We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

#### Internal Council Consultations

#### 4.2 **Principal Natural Environment Officer (Landscape)**

The site falls within the Wye Valley Area of Outstanding Natural Beauty (AONB). The landscape character type is principal settled farmlands. The site is an established residential plot within the southern half of the Goodrich settlement, around Goodrich Church.

It is disappointing that the application proposals make no assessment of the proposed changes on the immediate surroundings, or on how the new design will integrate with the existing built form. No photographs have been provided and no landscape design is included.

The scale of the building is increasing significantly, however it is retained within the existing residential boundary and will not change the overall character of the area.

There are clear views of the village and the site itself from public viewpoints on Coppet Hill (particularly the east elevation of the building). The scale of the building will not automatically be a detracting feature within the built form of the area, however the design and external finish of the proposals must be carefully considered. As currently shown the roof material isn't specified, the apparent timber boarding would not be in-keeping and the colour render has not been specified. The natural stone chimney appears stuck on the end, rather than integrated in to the building, where natural stone appearance is typical of the village dwellings. An environmental colour assessment and materials palette should be created in order for the new larger dwelling to integrate appropriately into the surroundings.

If the application is to be approved then a materials and landscape condition should be added.

*No development shall commence, including site clearance and ground works, until a landscape scheme and external materials palette, is submitted and approved in writing by the local planning authority. The scheme shall include a scaled plan identifying:*

- a) *Trees and hedgerow to be retained, setting out measures for their protection during construction, in accordance with BS5837:2012.*
- b) *Trees and hedgerow to be removed.*
- c) *All proposed planting, accompanied by a written specification setting out; species, size, quantity, density with cultivation details.*
- d) *All existing and proposed hardstanding and boundary treatment.*
- e) *All external materials are fully specified.*

*Reason: To safeguard and enhance the character and amenity of the area in order to conform with policies SS6, LD1 and LD3 of the Herefordshire Local Plan - Core Strategy and the National Planning Policy Framework.*

These comments are also provided in relation to the Wye Valley AONB Management Plan, where the development strategic objectives support high standards of design but that they must complement, conserve and enhance the local landscape character and distinctiveness (see policy WV-D2 and D3). Protecting the existing boundary vegetation will be essential and if there

is space for a suitable new garden tree this will enhance the natural environment as well as filter views of the built form.

#### 4.3 **Principal Building Conservation Officer**

##### Initial Comments

Ty Llan Dre sits in a cul-de sac of 1970's style houses within the settlement of Goodrich. Although the site sits above the parish church of St Giles, the church is screened by quite dense planting and is distanced from the site by a paddock.

There are nearby listed buildings but these are also screened by planting. It is my opinion therefore that the proposal would not result in harm to the setting of the church and neighbouring listed buildings and therefore there is no reason to object to the proposal on heritage grounds.

##### Amended Comments

The proposal relates to the renovation, reconfiguration and side extension to create a modern family home at Ty Llan Dre which a semi-detached property with Pantry Cottage situated to the west of St Giles Church Grade II\* which contains a number of listed buildings within the Churchyard.

I would refer to paragraph 200 of NPPF which advises that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of assets of the highest significance, grade I and II\* listed buildings, should be wholly exceptional.

In accordance with paragraph 195 of NPPF, I would refer to the guidance prepared by Historic England The Setting of Heritage Assets – Historic Environment Good Practise Advice in Planning Note 3, [HEGPAN 3] in respect of how to assess setting, which should have been utilised in the assessment of the setting of heritage assets.

<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>

The “setting of a heritage asset” is defined in the Glossary of the National Planning Policy Framework as “The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

Significance is defined in the Glossary of the National Planning Policy Framework as. “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting”.

Historic England The Setting of Heritage Assets – Historic Environment Good Practise Advice in Planning Note 3, [HEGPAN 3] advises 5 steps to be considered when assessing setting.

1. Identify which heritage assets and their setting are affected.
2. Assess whether, how and to what degree these settings make a contribution to the significance of the heritage assets.
3. Assess the effects of the proposed development whether beneficial or harmful on that significance,
4. Explore the way to maximise enhancement or minimise harm
5. Make and document the decision and monitor outcomes.

The listed buildings in proximity to the property are;

UID 1157263 St Giles Church grade II\*  
 UID 1099461 Chest Tomb against North wall of St Giles,  
 UID 1348920 Eyles Monument against North wall of St Giles,  
 UID 1348922 Isabella Ann Wolfe memorial 6m n of St Giles,  
 UID 1099462 Fisher Monument 10m n of St Giles,  
 UID 1099469 Elizabeth Roberts Headstone 35m W of west tower at St Giles  
 UID 1157272 Stone Bench 18m East of St Giles,  
 UID 1178392 Enriched Headstone 20m SE of organ Chamber of St Giles  
 UID 1099465 Harper Monument 10m SE of Chancel of St Giles  
 UID 1099468 Jennings Headstone 9m SE of Chancel of St Giles  
 UID 1157279 Edwards Monument 1m s of Organ Chamber of St Giles  
 UID 1178433 Tovey Monument 0.25m from south wall of St Giles  
 UID 1157275 Chest Tomb against south wall of nave east of porch of St Giles  
 UID 1099470 Ann Weaver Headstone 2m SE of south porch of St Giles  
 UID 1348919 base of churchyard cross 2m south of south porch of St Giles  
 UID 1099460 Chest Tomb 12m south of south porch of St Giles  
 UID 1099467 Group of 6 headstones to west of south porch of St Giles  
 UID 1178493 Group of 3 headstones 3m SW of south porch of St Giles  
 UID 1099466 Group of 4 headstones 10m SW of south porch of St Giles  
 UID 1099464 Gritton Monument approx. 30m W of west tower at St Giles  
 UID 1099463 group of 2 Fletcher Memorials approx. 5m W of west tower at St Giles  
 UID 1178383 group of 2 chest tombs 4m SW west tower at St Giles  
 UID 1178377 William Fisher monument 2m W of west tower at St Giles  
 UID 1178387 Gwilliam Monument 35m W of west tower at St Giles  
 UID 1348921 Miles Monument 35m W of west tower at St Giles  
 UID 1178426 Pedestal Tomb 35m W of west tower at St Giles

UID 1099430 The Old Vicarage  
 UID 1348943 Upper Granton  
 UID 1099428 Goodrich House

I would refer to the checklist in the guidance prepared by Historic England The Setting of Heritage Assets – Historic Environment Good Practise Advice in Planning Note 3, [HEGPAN 3] in respect of an assessment of the second step on page 11 of the above document, which refers to the contributions made by its setting and includes amongst other considerations; Surrounding landscape character, Views from towards, through across and including the asset, Visual dominance prominence or role as a focal point.

For ease of reference and given the relative heights of the memorials and monuments within the churchyard, I am grouping both the consideration of the Church and the listed structures within the churchyard ( 37 in number) in the consideration in terms of the setting of the church itself.

The property is sited to the west of the church and separated from the church and its listed structures by an area of paddock. The garden to the property is bounded by trees and there are intervening trees in the garden of Church House.

The property is one of approximately 2 dozen properties centred in a settlement around the church of varying ages, sizes and materials.

I would refer to the checklist in respect of an assessment of the third step on page 13 of HEGPAN 3 which refers to amongst others; Proximity to asset, Position in relation to key views; to from and across.

Prominence, dominance, or conspicuousness,  
Materials, colour, texture reflectiveness etc.

The proposed extension is to the east of the property and faces the Church. The church steeple is visible from the garden of the property, however proposal will read as an extension to the existing residential property. The elevation facing the church will be a pitched roof lower than the existing ridge and with an external chimney.

UID 1099430 The Old Vicarage is sited to the south of the Church and there is limited inter-visibility between the proposal and The Old Vicarage.

UID 1348943 Upper Granton is sited with the gable facing Church Pitch and some distance from the road with 2 other adjacent properties closer to the road; Chycarne and Granton Lodge. These properties and their boundary treatments in part screen the view of Upper Granton from Church Pitch.

UID 1099428 Goodrich House is an imposing property of three storeys and parapet. Approached from the road via a long drive, despite its height the property is not readily visible from the road. However the rear is visible from the access road that serves the application site. The application site is to the east of Goodrich House and the proposed extension is to the east of the property. The siting of the extension and the slight reduction in the ridge height of the extension would result in the proposed extension and the listed building not having a degree of inter visibility from public vantage points.

## Conclusion

Significance is defined in the Glossary of the National Planning Policy Framework as. "The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting".

Ty Llan Dre is within a cul-de-sac of 1970's style houses within the settlement of Goodrich. Although the site sits above the parish church of St Giles, the church is screened by quite dense planting and is distanced from the site by a paddock.

There are nearby listed buildings but these are also screened by planting. It is my opinion therefore that the proposal would not result in harm to the setting of the church and neighbouring listed buildings and therefore there is no reason to object to the proposal on heritage grounds.

As such I would consider that the proposal would comply with Section 16 and 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF and Herefordshire Local Plan Core Strategy 2011 – 2031 – Policies LD1, and LD4

## 5. Representations

### 5.1 Goodrich and Welsh Bicknor Group Parish Council

#### Original Comments- 08 July 2022

The parish council objects to the application due to the approximate doubling in size of the existing property, which will unduly dominate, to the detriment of the area.

#### Revised Comments 02 September 2022

The parish council objects to the application due to the approximate doubling in size of the existing property, which will unduly dominate, to the detriment of the area

Additionally, the parish council makes the following observations, continues to object strongly, on the following grounds:

- The plans provided within the application are a small scale when printed on a size available to the PC, and are therefore difficult to read and understand
- The latest amended plans represent a very minimal change following the initial feedback, that in no way fundamentally changes the impact of the proposals on neighbouring properties and the surrounding area.
- The proposed extension is huge
- The property has already been extended considerably historically, so this further proposed extension could represent an overall increase in size of possibly 400%
- The proposal is not sympathetic to the area and will dwarf neighbouring properties
- This huge house will be visible from Coppett Hill and the Church
- The Parish Council would like input from the conservation officer, given the impact on the overall area, within the AONB
- The Parish Council considers that this application should be considered by the planning committee, given the considerable impact on neighbouring properties and the risk of setting a precedent

## 5.2 Third Party comments in objection (as summarised by the case officer)

A total of 14 letters have been received from third parties. The concerns raised can be summarised as follows:

- Concerns over scale and contemporary design
- Impact on residential amenity (Overbearing and Overshadowing Impacts)
- Impact on views of the Church

## 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=221708&search-term=P221708/FH](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=221708&search-term=P221708/FH)

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). The National Planning Policy Framework (NPPF) is also a significant material consideration. It is also noted that the site falls within the Goodrich and Welsh Bicknor Group Neighbourhood Area, which published a made Neighbourhood Development Plan (NDP) on 28 June 2019.

### Scale, Design and Appearance

- 6.3 Policy LD1 is of relevance to this proposal and requires that proposals demonstrate that the character of the landscape and townscape has positively influenced the design scale, nature and site selection of the development. The proposal is also considered against Policy SD1 of the Core Strategy which relates to the design of new buildings including garages. The policy states that proposals should be designed to maintain local distinctiveness through detailing and materials, respecting scale, height, and proportions and massing of surrounding development.

---

Further information on the subject of this report is available from Mr Joshua Evans on 01432 260327

- 6.4 Policy GWB1 states that development should ensure it fits sensitively into the landscape of the Wye Valley AONB; reflects local character and features while supporting innovation and diversity. In addition to this the proposal must respect the natural, built and historic environment within the Parish and conserve and enhanced the local distinctiveness. Policy GWB2 states that within the Wye Valley AONB development should not harm the character or scenic beauty of the landscape, its landscape features, important views, wildlife habitats or cultural heritage.
- 6.5 Paragraph 126 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 130 (a) of the NPPF states that Planning policies and decisions should ensure that 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.
- 6.6 The proposal represents an overall increase in the footprint of the property of approximately 61 square metres. As amended it measures 9.19 metres in length, and 6.68 metres in width
- 6.7 By reason of the level changes on the site, the roof of the extension would be lower than the existing ridge height of the property. The proposed extension is relatively large but would not result in a scale of development that is conspicuously larger than other dwellings in the locality and in this context it is not considered that the proposal would have an adverse impact upon the wider landscape nor character of the area as the site is well screened by the existing vegetation and the existing dwelling. It is considered that the character and scenic qualities of the Wye Valley Area of Outstanding Natural Beauty would not be adversely impacted, this view is supported by the Landscape Officer subject to conditions.
- 6.8 The proposed contemporary design is considered acceptable. The existing dwelling has no particular architectural merit and owing to its 1970s appearance, the extension is considered to compliment this and would represent an improvement to the host dwelling and be more in keeping with the styles of the dwellings within cul-de-sac, which as identified above is mixed in character.

### **Residential Amenity**

- 6.9 Policy SD1 states that development must safeguard the amenity of existing and proposed residents in terms of overlooking, overshadowing and overbearing.
- 6.10 Paragraph 119 of the NPPF states that *Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.* Paragraph 130(f) of the NPPF states that *development must create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*
- 6.11 Ty Lan Dre has four immediate neighbouring properties.

### Copper Tops (South)

- 6.12 Copper Tops is located around 28 metres to the south of Ty Llan Dre. In view of this, there are no concerns with regard to overshadowing nor overbearing owing to the distance between the properties. With regard to overlooking the proposed extension would be in line with the front garden of the property. It is noted that there are existing windows in this elevation which do not overlook the adjacent property with well-established vegetation present to the south of the site.

There would be no material change in the ability to overlook this property as a consequence of the proposed extension and as such no adverse effects on privacy.

#### Goodrich House (West)

- 6.13 It is noted that the proposal would not protrude beyond the western wall of the existing dwelling as such it would not create any additional vantage points which would overlook the property. It is also considered owing to the topography of the site with Ty Llan Dre sitting at a lower level, it would impact upon the property with regard to overshadowing nor overbearing impacts.

#### Pantry Cottage (West)

- 6.14 The proposal does not protrude beyond the front wall of the existing dwelling and as such it does not create additional windows nor vantage points which would look on to the property. The property would not be overshadowed nor would there be adverse impacts with regard to overbearing as a consequence of the proposed siting of the extension.

#### The Timbers (North)

The Timbers which would be 28 metres to the north of the site. It is not considered that the proposal would result in any overbearing or overshadowing, owing to the distance from the property. The distance between the proposed extension and the neighbouring property means there would be no unacceptable overlooking of this property thought would affect the residential amenity of the neighbour in a manner that would warrant refusal. It is also supported by the addition of additional vegetation proposed by the applicant which will provide additional screening to the northern elevation.

### **Ecology**

- 6.16 Policy LD2 of the Herefordshire Local Plan- Core Strategy states that development proposals should conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire.
- 6.17 It is noted that the proposed area for development would sit on an area of existing hardstanding to the East of the property, it is considered that there would be no adverse harm to the ecological network as a consequence of the proposal. It is noted that should protected species be identified then an accredited ecologist should be consulted and work should cease. In line with Policy LD2 of the Herefordshire Local Plan- Core Strategy the proposal should represent a biodiversity enhancement it is recommended that two site appropriate bird boxes be placed on site prior to occupation of the extension.

### **Protecting and Conserving Heritage Assets**

- 6.18 Policy LD4 states that proposals affecting heritage assets should conserve, and where possible enhance the asset and their settings through appropriate management, uses and sympathetic design.
- 6.19 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Without prejudice to section 72, in the exercise of the powers of appropriation, disposal and development (including redevelopment) conferred by the provisions of sections 232, 233 and 235(1) of the principal Act, a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings.
- 6.20 Policy SS6 states that Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations. In addition, proposals should maintain and improve the

effectiveness of those ecosystems essential to the health and wellbeing of the county's residents and its economy.

- 6.21 Policy GWB7 states that the significance of heritage assets and their settings within the group parish will be preserved and enhanced through resisting development that would adversely affect the following Scheduled ancient monuments and their settings. In addition to this, Ensuring every effort is made to retain and conserve buildings and heritage assets of local importance, including traditional rural buildings.
- 6.22 The proposal has not attracted any objection from the Building Conservation Officer, who has concluded that the proposal would not adversely impact upon the listed historic assets within Goodrich. The church is screened by quite dense planting and is distanced from the site by a paddock and the nearby listed buildings but these are also screened by planting. It is concluded that there would be no harm to the setting of the church and neighbouring listed buildings.

### **Conclusion**

- 6.23 When the proposal is assessed against the made development plan, it is considered that the proposal is compliant with regard to all relevant planning material considerations as outlined by Paragraph Eight of the National Planning Policy Framework. It is therefore concluded that the proposal is recommended for approval.

### **RECOMMENDATION:**

**That planning permission be granted subject to the following conditions and any further conditions (amendments) 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 shall be carried out strictly in accordance with the approved plans (JW1076-102 C) except where otherwise stipulated by conditions attached to this permission.**

**Reason. To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.**

3. **Prior to the first occupation, of the extension hereby permitted, and at all times thereafter, the windows indicated as obscured on the approved plans shall be glazed with obscure glass only and shall be non-opening. The obscured glazing shall be retained in perpetuity.**

**Reason: In order to protect the residential amenity of adjacent properties and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.**

4. **No development shall commence, including site clearance and ground works, until a landscape scheme and external materials palette, is submitted and approved in writing by the local planning authority. The scheme shall include a scaled plan identifying:**

- A. All proposed planting, accompanied by a written specification setting out; species, size, quantity, density with cultivation details.
- B. All existing and proposed hardstanding and boundary treatment.
- C. All external materials are fully specified.

**Reason:** To safeguard and enhance the character and amenity of the area in order to conform with policies SS6, LD1 and LD3 of the Herefordshire Local Plan - Core Strategy and the National Planning Policy Framework.

5. All planting, seeding or turf laying in the approved landscaping scheme shall be carried out in the first planting season following the occupation of the building or the completion of the development, whichever is the sooner.

Any trees or plants which die, are removed or become severely damaged or diseased within 5 years of planting will be replaced in accordance with the approved plans.

**Reason:** To ensure implementation of the landscape scheme approved by local planning authority in order to conform with policies SS6, LD1 and LD3 of the Herefordshire Local Plan - Core Strategy and the National Planning Policy Framework

Prior to first occupation of the extension hereby approved, evidence of the suitably placed installation within the site boundary of at least two bird nesting boxes for a site appropriate range of bird species shall be maintained hereafter 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), National Planning Policy Framework, NERC Act (2006), Herefordshire Local Plan - Core Strategy policies LD1, LD2 and LD3.

#### **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. Negotiations in respect of matters of concern with the application (as originally submitted) have resulted in amendments to the proposal. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. The Authority would advise the applicant (and their contractors) that they have a legal Duty of Care as regards wildlife protection. The majority of UK wildlife is subject to some level of legal protection through the Wildlife & Countryside Act (1981 as amended) and the Habitats and Species Regulations (2019 as amended), with enhanced protection for special “Higher Status Protected Species” such as all Bat species, Great Crested Newts, Otters, Dormice, Crayfish and reptile species that are present and widespread across the County. All nesting birds are legally protected from disturbance at any time of the year. Care should be taken to plan work and at all times of the year undertake the necessary precautionary checks and develop relevant working methods prior to work commencing. If in any doubt it advised that advice from a local professional ecology consultant is obtained.

If any protected species or other wildlife is found or disturbed during works then all works should stop and the site made safe until professional ecology advice and any required ‘licences’ have been obtained. Any additional lighting should fully respect

**locally dark landscapes and associated public amenity and nature conservation interests.**

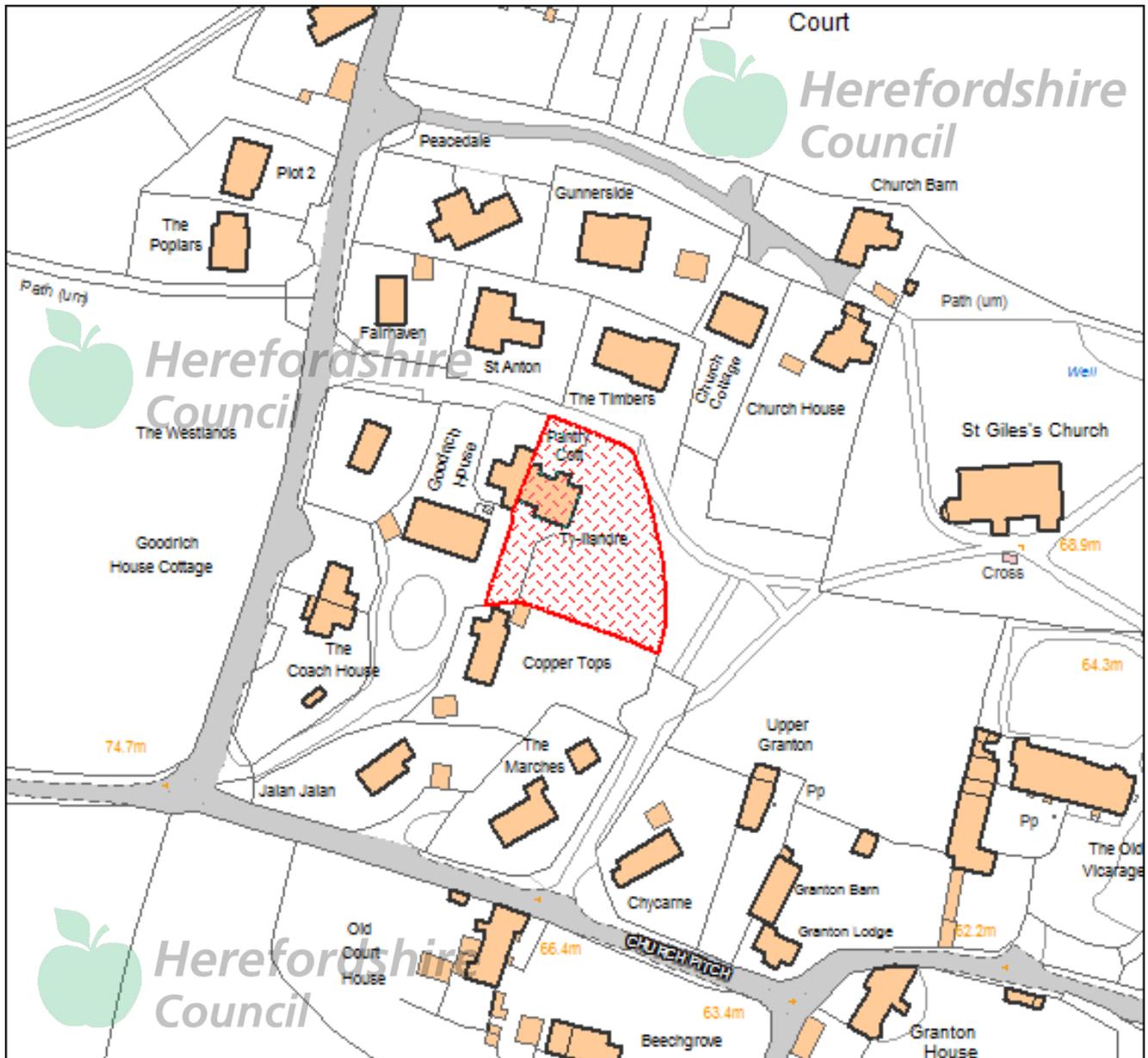
Decision: .....

Notes: .....

.....

**Background Papers**

None identified.



This copy has been produced specifically for Planning purposes. No further copies may be made.

**APPLICATION NO:** 221708

**SITE ADDRESS :** TY LLAN DRE, GOODRICH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6JE

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005