

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	18 January 2023
TITLE OF REPORT:	222785 - PROPOSED REMOVAL OF EXISTING EXTENSIONS AND CONSTRUCTION OF NEW SINGLE STOREY SIDE/REAR EXTENSION AT CORNER HOUSE, MONNINGTON ON WYE, HEREFORD, HR4 7NL For: Mr & Mrs Jones per Mr Andrew Baker, Walnut House, Wellington, Hereford, Herefordshire HR4 8AZ
WEBSITE LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=222785&search-term=222785
Reason Application submitted to Committee – Councillor application	

Date Received: 18 August 2022

Ward: Castle

Grid Ref: 337469,243593

Expiry Date: 13 October 2022

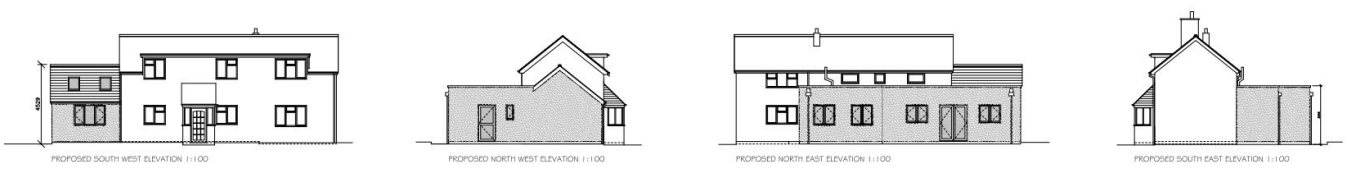
Local Member: Cllr Graham Jones

1. Site Description and Proposal



1.1 The property is located in Monnington-on-Wye and occupies a position on the corner of an unclassified road. The property faces apple orchards and is located further back from the road. Currently the front elevation has a dilapidated lean to and car port that are connected to one another adjacent to the host property.

1.2 The proposal is to remove the varying ridge heights and create a more uniform 1 storey roofline and create a wraparound extension that will create a more practical living space.



Further information on the subject of this report is available from Kam Roopra on 01432 260000

2. Policies

2.1 Herefordshire Core Strategy

- MT1 - Traffic Management, highway safety and promoting active travel
- LD1 - Landscape and townscape
- LD2 - Biodiversity and geodiversity
- SS1 - Presumption in favour of sustainable development

2.2 Staunton On Wye Neighbourhood Development Plan

- SOWG 1-Restriction of Development
- SOWG 2- Protection and Enhancement of Green Infrastructure

2.3 National Planning Policy Framework

- Chapter 2 – Achieving Sustainable Development
- Chapter 4 – Decision-making
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

2.4 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

3. Planning History

3.1 None identified

4. Consultation Summary

4.1 Internal Council Consultations

Ecology

Based on supplied and available information, there are no specific likely effects on protected species identified as part of the proposed development. The works to remove existing chimney are at a slightly higher risk of impacting any Bat roosting/access points but not to a level that the LPA considers there is any significant likely effects and has no reason to request any additional information as part of the planning process but a relevant advisory note is requested. The applicant and their contractors have their own statutory duty of care in respect of wildlife protection under the Wildlife & Countryside Act that sits above any planning requirements.

Wildlife Protection Informative

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), with enhanced protection for special "protected species" such as all Bat species (roosts whether bats are present or not), Badgers, 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 is advised that advice from a local professional ecology consultant is obtained.

Further information on the subject of this report is available from Kam Roopra on 01432 260000

The site is in an area with an intrinsically dark landscape that benefits local amenity and nature conservation interests, including nocturnal protected species present at the site. A condition to ensure all external lighting is kept to the essential minimum for householder safety and any systems installed compliant with current best practice is requested:

Protected Species and Dark Skies

At no time shall any external lighting, except low power (under 550 Lumens/5 watts and <3000 Kelvin), 'warm' LED lighting in directional down-lighting luminaires on motion operated and time-limited switches be installed or operated in

5. Representations

5.1 Staunton on Wye Parish

The Staunton on Wye Group Parish Council does not object to the application but notes that insufficient information has been provided to determine whether the application conforms to the Staunton on Wye Neighbourhood Development Plan.

In particular the applicant should provide information concerning water management from the new extension (NDP policy SOWG1), the incorporation of energy efficient components and the use of materials which blend with surrounding buildings (NDP policy SOWD2)

5.2 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=222785&search-term=222785

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."

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 yet to be made and is due early 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.

6.2 The application is for the demolition of the existing lean to and car port to renovate and create a uniform wraparound single storey extension. The new extension will benefit from a pitched roof that will be subservient to the host dwelling.

6.3 There is no loss of parking as a result of this work and neither will there be an impact on the local traffic. Therefore according with Herefordshire Core Strategy MT1.

- 6.4 There is no loss of amenity to the neighbouring properties as the proposed development is single storey extension, which accords with Herefordshire Core Strategy policy LD1.
- 6.5 The proposed works require no removal of trees or hedges and therefore there is no impact to the local biodiversity and as such accords with Herefordshire Core Strategy LD2.
- 6.6 As the condition of the current façade is irregular and in poor condition it is considered that the renovations will result in a visual improvement to cottage and the immediate locality, therefore in accordance with Herefordshire Core Strategy LD1.
- 6.7 The parish council have commented that they do not consider that sufficient information has been provided to determine whether the proposal are compliant with NDP policies, particularly in respect of efficient water management, energy efficiency and material choice.
- 6.8 The proposal seeks to replace existing kitchen and shower room facilities and the plans show that the extension will connect to an existing septic tank. The proposal will not result in any intensification in terms of water usage and, given current Building Regulation requirements, is likely to be more efficient in this regard than the existing facilities. Officers are satisfied that the proposal is policy compliant in this regard.
- 6.9 Due to the location of Corner House, the proposal includes a Flood Risk Assessment. The property itself and the proposed extensions are located in Flood Zones 2 & 3. The finished floor level of the proposed extensions will match that of the existing house, in order to facilitate the future proofing of the accommodation as the owners grow older, providing flexible accommodation should a ground floor bedroom be required. Therefore, the existing flood risk within the property will not be increased.
- 6.10 The overall increase in floor area provided by the proposed extension, when the demolition of the existing areas is taken into account, is 17m². Officers are of the view that this is small in scale meaning that there will be no demonstrable increase in flood risk to third parties. On this basis the proposal is considered to be compliant with policy SD3 of the Core Strategy and SOWG1 of the NDP.
- 6.11 It is noted that policy SOWG2 of the NDP *encourages* the use of energy efficiency and renewable energy components. and The proposal does not include any renewable energy elements, and current policy does not require this. Moreover, the applicants agent has provided additional information in this regard, advising that, due to the aspect of the rear extension, solar panels would not be effective. The front elevation roof pitch to the proposed side extension is very small in size and incorporates two roof windows, so again, solar panels would not be suitable.
- 6.12 With regard to energy efficiency, the proposed extension will be required to comply to current Building Regulation requirements. Accordingly officers are satisfied that the proposal is policy compliant in respect of both matters.
- 6.13 Finally, with regard to materials, the information provided on the application form advises that the extension will be faced and roofed using materials to match the existing cottage. This can be confirmed through the imposition of a suitably worded condition.

In conclusion, officers are of the view that the proposal accords with the Development Plan and accordingly the application is recommended for approval.

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:

That planning permission be granted subject to the following conditions:

- 1. C01 - Time limit for commencement
- 2. C06 - Development in accordance with the approved plans
- 3. C14 - Matching external materials (extension)

INFORMATIVE:

- 1. IP1
- 2. I30

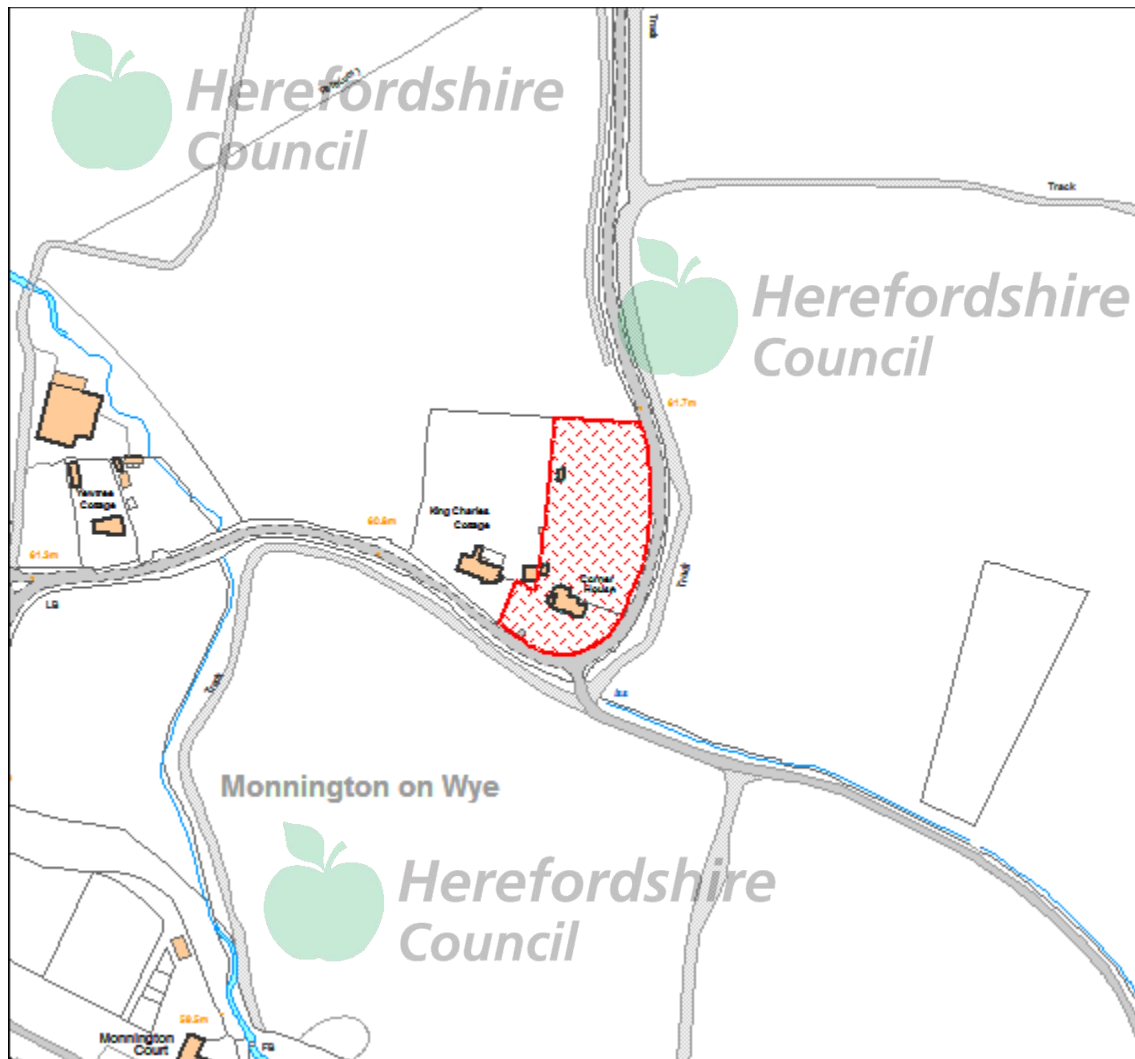
Decision:

Notes:

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Background Papers

None identified.



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APPLICATION NO: 222785

SITE ADDRESS : CORNER HOUSE, MONNINGTON ON WYE, HEREFORD, HEREFORDSHIRE, HR4 7NL

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