

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	13 December 2023
TITLE OF REPORT:	<p>233071 - PROPOSED NON-MATERIAL AMENDMENT TO 232181 (PROPOSED SINGLE STOREY GARAGE INCLUDING GARDEN ROOM/HOME OFFICE) - TO ALLOW REDUCED ROOF PITCH AND CHANGE OF ROOF FINISH AND STONE GABLE WALL TO WEST ELEVATION (AND RETURN ON SOUTH ELEVATION) AT ASHWOOD HOUSE, STOKE PRIOR, LEOMINSTER, HR6 0LG</p> <p>For: Mrs Brown per Mr Nick La Barre, Church Villa, Church Lane, Hampton Bishop, Hereford, Herefordshire HR1 4JY</p>
WEBSITE LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=233071&search-term=233071
Reason Application submitted to Committee – Council employee relation	

Date Received: 16 October 2023

Ward: Hampton

Grid Ref: 352068,256601

Expiry Date: 22 December 2023

Local Member: Cllr Bruce Baker

1. Site Description and Proposal

- 1.1 The application site relates to a two storey dwelling in the village of Stoke Prior. The dwelling is constructed of board, stone and brick walls, interlocking tiled roofing and uPVC framed windows and doors and lies within a generous plot and is set back from the roadside. There are mature hedgerows along the boundary line adjacent to the road and to the East which largely screens the dwelling from the roadside and neighbouring dwellings.
- 1.2 The proposal seeks a non-material amendment to application 232181 (Proposed single storey garage including garden room/home office). The application seeks to reduce the pitch of the roof and change the proposed material of the roof from tiles to a Zinc, standing seam roof in an anthracite colour.

2. Policies

2.1 NPPF

Chapter 2 – Achieving sustainable development

Chapter 4 – Decision making

Chapter 12 – Achieving well-designed places

Chapter 16 – Conserving and enhancing the historic environment

2.2 Herefordshire Council Local Plan – Core Strategy

SS1 – Presumption in favour of sustainable development
SS6 – Environmental quality and local distinctiveness
E3 – Home working
LD1 – Landscape and Townscape
LD4 – Historic environment and heritage assets
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

2.3 The Humber, Ford and Stoke Prior Neighbourhood Development Plan

A referendum for voters within the Humber, Ford and Stoke Prior Neighbourhood Area was held on the 28 July 2016 and passed. The Humber, Ford and Stoke Prior Neighbourhood Development Plan is therefore part of the statutory development plan.

HFSP1 – Promoting a sustainable and thriving community
HFSP8 – Design criteria for housing and sites
HFSP12 – Developing and supporting local businesses

3. Planning History

Application number	Description	Decision
P200765/FH	Proposed single storey side extension and porch canopy.	Approve with conditions
P202180/AM	Proposed Non-Material Amendment to planning permission 200765/FH. Change of external material of extension from boarding to render for better visual effect.	Refuse
P202355/FH	Proposed single storey side extension and porch canopy.	Approve with conditions
P220753/AM	Proposed non-material amendment to planning permission ref 202355 – Re-positioning of proposed porch canopy and slightly larger extension.	Approve
P230076/FH	Proposed detached garage to include garden room with home office above.	Approve with conditions
P232181/FH	Proposed single storey garage including garden room/home office	Approve with conditions

4. Officer's Appraisal

- 4.1 An amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to approve an application under section 96A of the Town and Country Planning Act 1990. With the principle of development being established, it is only the amendment that is to be assessed.
- 4.2 The changes proposed here reduce the overall height of the building and change the external material of a small portion of the building. Visually there would be an inevitable change in the appearance of building, however when taken as a whole the changes are considered appropriate and would not result in any discernible impact upon the scheme. They reduce the overall impact of the building by virtue of the amended roof pitch and the proposed change in materials are unlikely to be obvious to members of the public given the position of the approved building. As such, the changes are considered to be non-material.
- 4.3 The proposed changes are considered non-material within the meaning of Section 96 of the Act. The application is therefore recommended for approval.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. **The development hereby approved shall be carried out strictly in accordance with the approved plans (drawing nos. 231219 – 21) 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.

INFORMATIVES:

- 1. **This decision notice, which should be read in conjunction with 232181/F, is for a non-material amendment to the original planning permission. Except where any conditions are detailed on this notice it does not vary the original planning permission in any other way.**

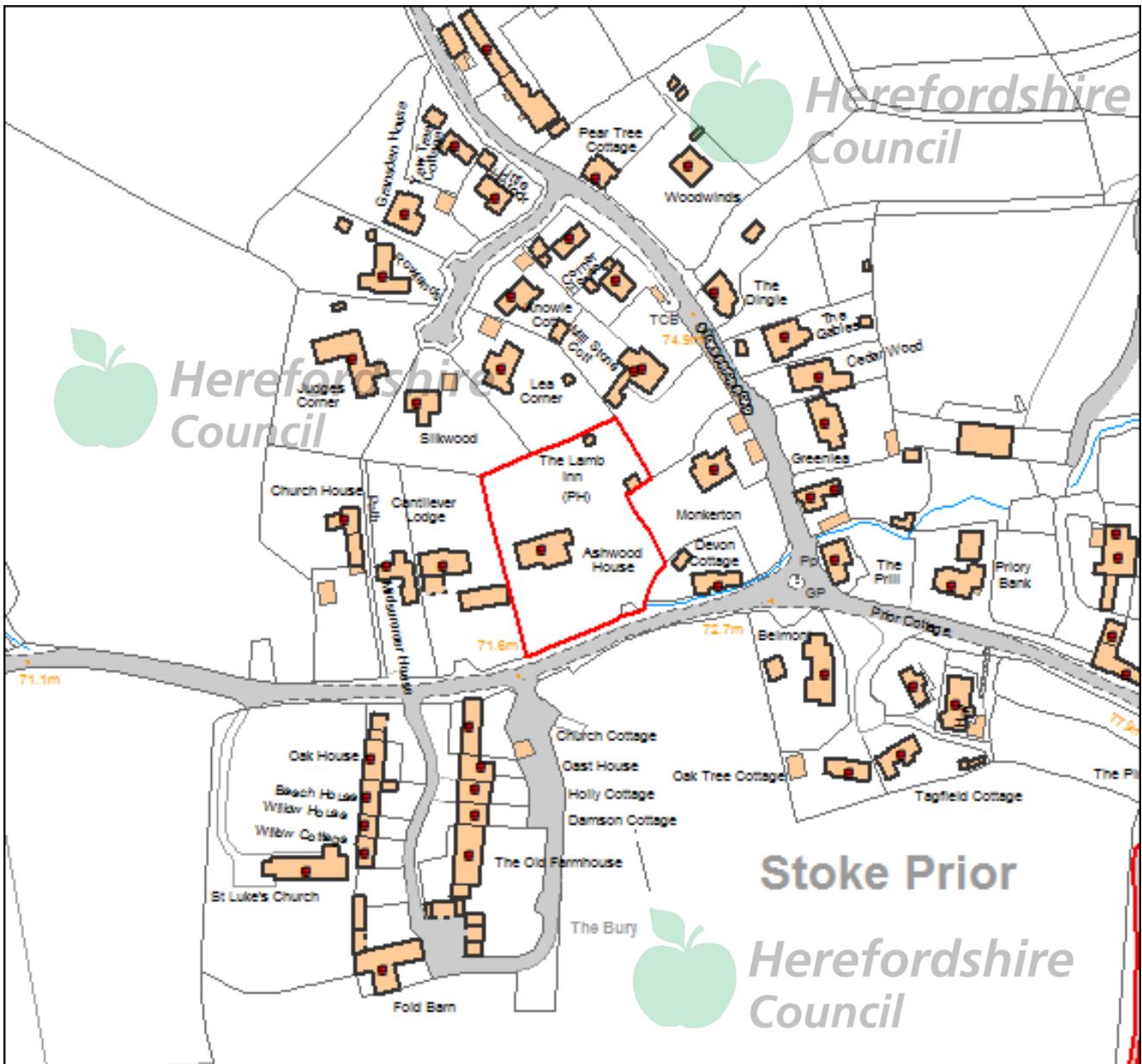
Decision:

Notes:

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Background Papers

None identified.



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APPLICATION NO: 233071

SITE ADDRESS : ASHWOOD HOUSE, STOKE PRIOR, LEOMINSTER, HEREFORDSHIRE, HR6 0LG

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