

<b>MEETING:</b>	<b>PLANNING AND REGULATORY COMMITTEE</b>
<b>DATE:</b>	<b>17 JANUARY 2024</b>
<b>TITLE OF REPORT:</b>	<b>233080 - PROPOSED DEMOLITION OF EXISTING SIDE AND REAR EXTENSION, ERECTION OF REPLACEMENT SIDE AND REAR EXTENSIONS AND NEW FRONT PORCH AT WESTERINGS, KINGTON, HEREFORDSHIRE, HR5 3HE</b>  <b>For: Mr &amp; Mrs Lewis, Westerings, Kingswood Road, Kington, Herefordshire, HR5 3HE</b>
<b>WEBSITE LINK:</b>	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=233080">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=233080</a>
<b>Reason Application submitted to Committee – Staff application</b>	

**Date Received: 18 October 2023**

**Ward: Kington**

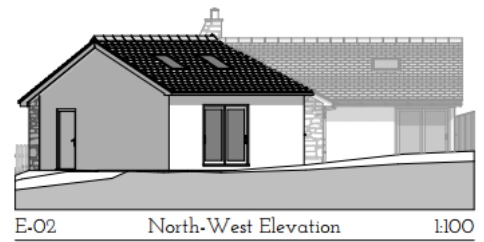
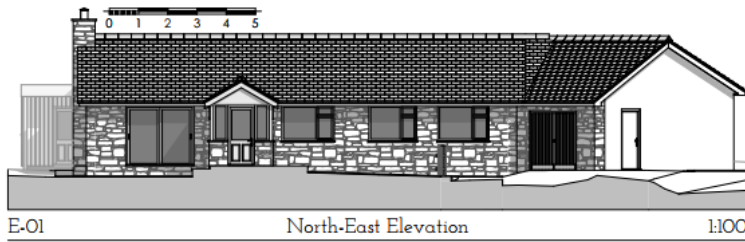
**Grid Ref: 329719,255834**

**Expiry Date: 13 December 2023**

Local Members: Cllr Terry James

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

- 1.1 Westerings is a single storey dwelling located along Kingswood Road just outside the market town of Kington. The dwelling is constructed of stone and render under a plain clay tile roof. The dwelling also has an attached garage constructed of stone under a profiled sheeting roof. There is also a wooden outbuilding situated to the north-west corner.
- 1.2 The proposal is for the demolition of the existing rear extension and the attached garage, and for the erection of a replacement rear extension, new extension to the side and a new front porch. The rear extension would protrude 4.5 metres in width, 8.7 metres in length with a maximum ridge height of 4.5 metres. There is also a small flat roofed utility room protruding off this measuring 2.2 metres by 4 metres. The proposed front porch would measure 2.2 metres by 1.5 metres with a ridge height of 3.0 metres, and clad in stone with a plain clay tile roof. The existing attached garage will be demolished to be replaced with a single storey structure which would run at circa 45 degrees from the main dwellinghouse. This element would measure 6.5 metres long, 6.8 metres wide with an overall ridge height of 2.3 metres.
- 1.3 The proposed elevations are set out overleaf for ease of reference.



## 2. Policies

### 2.1 The Herefordshire Local Plan – Core Strategy (CS)

- SS1 – Presumption in favour of sustainable development
- SS6 – Environmental quality and local distinctiveness
- MT1 – Traffic management, highway safety and promoting active travel
- 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

2.2 **Kington Area Neighbourhood Plan** failed at referendum and therefore carries no weight in decision making

### 2.3 National Planning Policy Framework (NPPF)

- Chapter 2 – Achieving sustainable development
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-designed places

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](https://www.herefordshire.gov.uk/info/200185/local_plan/137/adopted_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 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.

## 3. Planning History

3.1 211495/FH – Proposed rear extension, front porch and detached garage – **Approved**

#### **4. Consultation Summary**

4.1 No statutory or internal consultations

#### **5. Representations**

5.1 Kington Town Council – No objection

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=233080](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=233080)

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 Kington Neighbourhood Area, which failed at referendum on 25<sup>th</sup> July 2019.
- 6.3 When assessing planning applications for residential extensions, Policy SD1 and LD1 of the CS are applicable. SD1 states that proposals should be designed to maintain local distinctiveness through detailing and materials, respecting scale, height, and proportions and massing of surrounding development. The proposal should also safeguard the amenity of existing and proposed residents in terms of overlooking, overshadowing and overbearing. Policy LD1 requires that the character of the landscape/townscape has positively influenced the design and scale of development, amongst other matters. These policies accord with the principles as set out within the NPPF with regards to good design and ensuring a high standard of amenity for existing and future occupiers.
- 6.4 Policy MT1 is also applicable. It states that development proposals should demonstrate that the strategic and local highway network can absorb the traffic impacts of the proposed development. It states that developments must be designed and laid out to achieve safe entrance and exit, have appropriate operational and manoeuvring space. It also states that developments should have regard to both the Council's Highways Development Design Guide and cycle and vehicle parking standards.
- 6.5 When considering the proposal and the amount of built development, it is not considered to be at a scale that would be unacceptable or constitute over development. The size and scale of the proposal is considered acceptable in terms of mass, size and scale. It is clear that the extensions are subservient and the host dwelling appears to remain as the dominant feature. The single-storey extension to the rear and side of the dwelling will have a maximum height sitting below the roofline of the host dwelling, ensuring that they appear as subservient additions. It is not

considered that the proposal would depart from the character of the host dwelling or surrounding area. As such, the scheme is of an appropriate scale, design and appearance and is in adherence with LD1 and SD1 of the CS.

- 6.6 The proposed rear extensions and porch have been designed in a manner that reflects the host dwelling, utilising matching render, stone and plain clay tiles. This will ensure continuity of appearance. The proposed flat roofed utility extension will be clad in vertical cedar boarding under a single ply membrane roof. It is considered that the proposal is entirely acceptable and policy compliant with regards to design and scale, would depart from the character of the host dwelling or the surrounding area.
- 6.7 No concerns have been raised with regards to the impact the extension would have on the amenity of neighbouring dwellings by way of loss of light and outlook and sense of overbearing scale, however this must give this due consideration. Given the single-storey height of the proposal, it is not considered that the extension would lead to an enlargement considered overbearing to such an extent which would cause harm to the amenity of neighbouring dwellings, according with Policy SD1 of the CS. Although the proposal introduces new openings it is not considered that the level of overlooking would be exacerbated due to the single-storey nature of the proposal.
- 6.8 It is noted that the existing garage is to be demolished and replaced with a single storey extension. This would result in the loss of a single vehicle parking location. However, this will not have an adverse effect on the amount of off-road parking as there is sufficient parking space to the front of the property, therefore complying with CS Policy MT1
- 6.9 Although this application is within the River Lugg catchment and proposes foul water outputs, it is considered that the proposal will not demonstrably increase the intensification in the use of the property. As the competent authority for ensuring water quality in the River Lugg catchment and River Wye SAC, the local planning authority concludes that this proposal should be screened out of the HRA process. The development will not have a likely significant effect on water quality and therefore accords with the requirements of CS Policy SD4.
- 6.10 There are no other matters pertinent to the proposal which requires discussion or assessment and taking the above into account, it is considered that the proposal generally accords with the provisions of the Herefordshire Local Plan – Core Strategy together with the overarching aims and objectives of the National Planning Policy Framework. The application is accordingly recommended for approval subject to the conditions as set out below.

## **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 (full permission)**
- 2. C07 – Development in accordance with approved plans and materials**

## **INFORMATIVES:**

- 1. IP1 – Application approved without amendment**

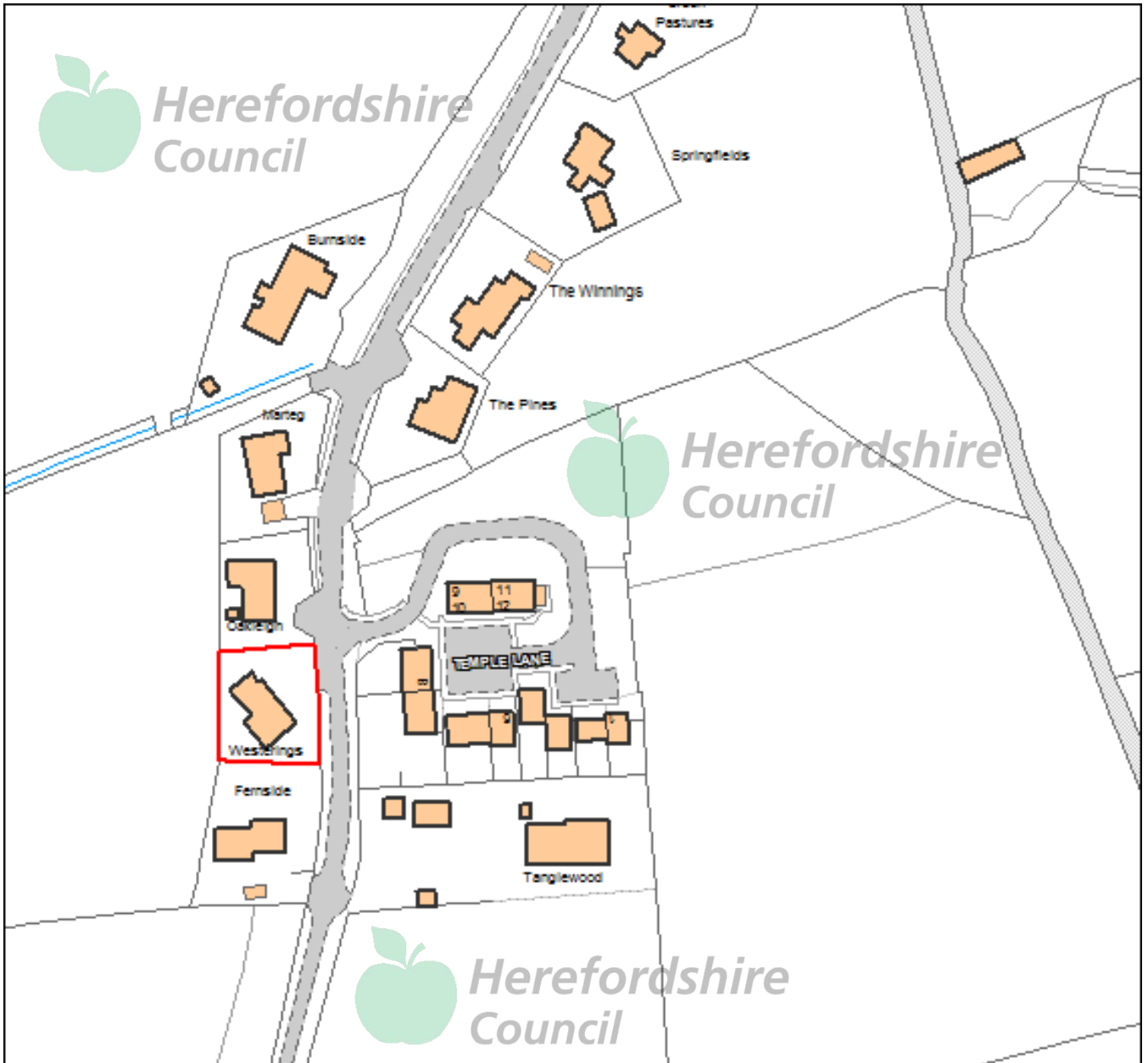
Decision: .....

Notes: .....

.....

**Background Papers**

None identified.



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

**APPLICATION NO:** 233080

**SITE ADDRESS :** WESTERINGS, KINGTON, HEREFORDSHIRE, HR5 3HE

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