

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	19 MARCH 2025
TITLE OF REPORT:	242804 - PROPOSED TWO STOREY EXTENSION AT HILLSIDE, ST WEONARDS, HEREFORD, HR2 8NX For: Mr R Thomas, Sheepcote, St Owens Cross, Hereford, Herefordshire HR2 8JU
WEBSITE LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=242804&search-term=242804
Reason Application submitted to Committee – Councillor Application	

Date Received: 31 October 2024

Ward: Birch

Grid Ref: 349460,224939

Expiry Date: 6 March 2025

Local Member: Cllr Toni Fagan

1. Site Description and Proposal

- 1.1 The application relates to a two-storey, detached dwelling set within a narrow residential curtilage and in an isolated rural landscape. The host dwelling, known as Hillside, is located approximately 0.5 miles north of St Weonards and fronts the A466. There are no neighbouring properties in the surrounding vicinity and the proposed site is bounded by mature vegetation to the east of the dwelling's curtilage.
- 1.2 The host dwelling is understood to largely remain in its originally constructed form and has not been subject to any extensive extensions or external alterations. There is no relevant site history. In addition, it is acknowledged that the proposed site does not relate to a listed building, sit within the setting of a listed building, and is not located within a conservation area or affected by any other restrictive designations.
- 1.3 The proposal seeks permission for a proposed two-storey side extension to provide additional habitable space at ground floor level and bedroom accommodation/ensuite at first floor level.

2. Policies

2.1 The Herefordshire Local Plan Core Strategy (CS)

- Policy SD1 – Sustainable Design and Energy Efficiency
- Policy LD1 – Landscape and Townscape
- Policy LD2 – Biodiversity and Geodiversity
- Policy MT1 – Traffic Management, Highway Safety and Promoting Active Travel

2.2 National Planning Policy Framework (NPPF)

Further information on the subject of this report is available from Ms Heloise Hardwick on

- Chapter 2 – Achieving Sustainable Development
- Chapter 4 – Decision-Making
- Chapter 12 – Achieving Well-Designed-Places
- Chapter 15 – Conserving and Enhancing the Natural Environment

2.3 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

2.4 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 and the review process is currently underway. 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 most relevant policies of the CS – which are considered to be those relating to meeting housing needs, guiding rural housing provision, highways safety and safeguarding features of environmental value (amongst others) – have been reviewed and are considered to be consistent with the NPPF. As such, it is considered that they can still be attributed significant weight.

3. Planning History

No relevant planning history.

4. Consultation Summary

4.1 Statutory Consultations

None

4.2 Internal Council Consultations

None

5. Representations

5.1 St Weonards Parish Council – No response

5.2 There have been no representations from third parties

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=242804&search-term=242804

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 indicated otherwise”.

- 6.2 In this instance the adopted development plan is the Herefordshire Local Plan – Core Strategy (CS). The National Planning Policy Framework is also a significant material consideration.
- 6.3 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 to be undertaken at least every five years in order to determine whether the plan policies and spatial development strategy are in need of updating. 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 applications.
- 6.4 Paragraph 131 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.
- 6.5 Policy LD1 of the Herefordshire Core Strategy states that development proposals should demonstrate that the character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas.
- 6.6 In assessing the principle of development, adopted policies establish that this is supportable with the assessment focused upon the details of the proposal.

Scale, Design and Appearance

- 6.7 With the above in mind, the proposed extension would encroach upon existing garden land to the north elevation and would front the A466 from the dwelling's principal elevation. In considering the amount of built development as a result of the proposal, the proposed development is of an acceptable size and scale which would not constitute over development of the existing dwelling and would be appropriate in terms of massing and size in a way that reflects the character of Hillside and the wider surrounding area.
- 6.8 In addition, it is considered the proposed extension to be appropriately designed to be viewed as subservient to the existing dwelling. In broader terms, the proposed gable roof of the extension is lowered beneath the ridge height of the existing roof and the proposed extension is set back from the existing dwelling to the principal elevation. This design enables the extension to preserve the character of the existing dwelling and ensure the proposed side extension does appear as a later addition to the existing dwelling.
- 6.9 With regard to proposed materials, the facing brickwork to the west and north elevations and render to the east elevation and slate roof are considered to be in-keeping and would harmonise well with the existing materials to the dwelling.
- 6.10 Furthermore, the proposed fenestrations of the extension would be reflective of the existing fenestrations and it is considered that this design would be appropriate to the visual appearance of the existing dwelling.
- 6.11 The development is therefore of a scale, design and appearance that would not harm the character or appearance of the host property or the area in which it is situated.

Residential Amenity

- 6.12 Policy SD1 of the Herefordshire Core Strategy states that development proposals should safeguard residential amenity for existing and proposed residents. It is noted that the proposed extension would introduce windows and an opening to various elevations at the single-storey and first-floor level. By reason that there are no neighbouring properties within close proximity to the proposed development, the proposal is considered to maintain the amenity of neighbours and would not result in overlooking/loss of privacy/loss of light/visual dominance to a degree that would be contrary to the above policies.

Access and Parking Arrangements

- 6.13 Policy MT1 of the Herefordshire Core Strategy states that development proposals should ensure that developments are designed and laid out to achieve safe entrance and exit, have appropriate operational and manoeuvring space, accommodate provision for all modes of transport, the needs of people with disabilities and provide safe access for the emergency services.
- 6.14 The proposed extension would retain the existing access to the site and the proposed additional bedroom accommodation is not considered to be substantial to impact the existing access and parking arrangements associated with the host dwelling. The proposal is therefore not considered to present any adverse impact to the local highway network.

Biodiversity

- 6.15 Policy LD2 of the Herefordshire Core Strategy states that development proposals should conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire. It is not considered that the proposed works to the roof space will cause direct harm to protected species based upon nature of its construction but for the avoidance of doubt, an informative note is recommended to alert the applicant to their obligations under the Wildlife and Countryside Act. In this regard, I do not consider there to be any conflict with Policy LD2.

Conclusion

- 6.16 Therefore, it is considered that the proposed development complies with the policies of the Development Plan and is recommended for approval.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1. Time limit for commencement

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. Development in accordance with approved plans and materials

The development hereby approved shall be carried out strictly in accordance with the approved plans (drawing nos. HS2 A and HS4 A and document entitled Site Plan) 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. Matching brickwork

The external walls of the extension to the north and west elevation shall be constructed with facing bricks of the same type, texture and colour as the external walls of the existing building.

Reason: In the interests of visual amenity 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.

INFORMATIVES:

1. Application Approved Without Amendment

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, including any representations that have been received. 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.

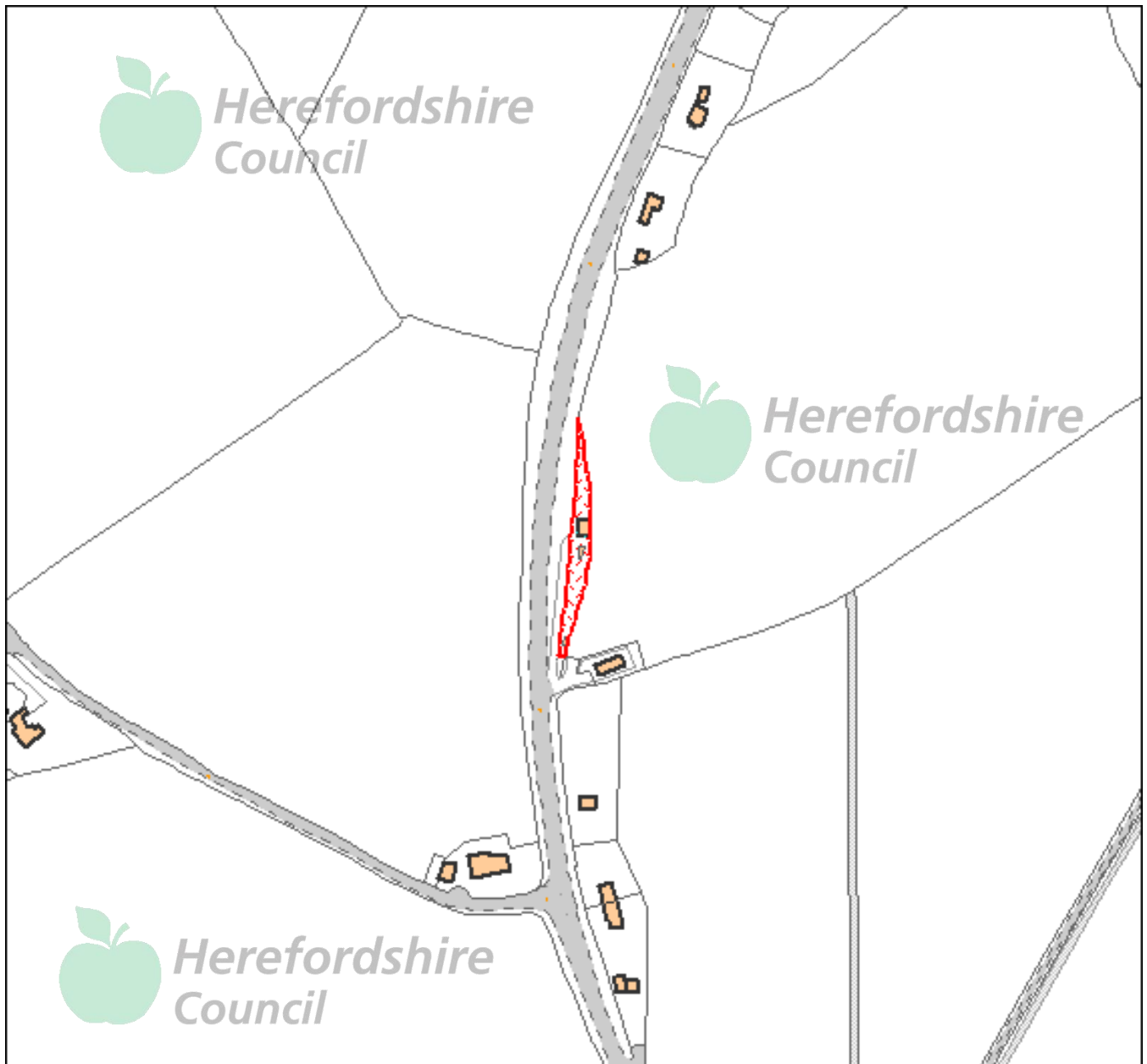
2. Wildlife informative

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) 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.

Biodiversity Net Gain (Exemption Informative)

Background Papers

None identified.



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

APPLICATION NO: 242804

SITE ADDRESS : HILLSIDE, ST WEONARDS, HEREFORD, HEREFORDSHIRE, HR2 8NX

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