
Appeal Decision

Site visit made on 6 August 2025

by **E Pickernell BSc MSC MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 14 August 2025

Appeal Ref: APP/W1850/W/24/3354273

Buzzards View, Shucknall Hill, Hereford, Herefordshire HR1 3SL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a failure to give notice within the prescribed period of a decision on an application for planning permission
 - The appeal is made by Mr and Mrs Richards against Herefordshire Council.
 - The application Ref is P240657/F.
 - The development proposed is change of use of land to allow extension to rear of property. Retrospective permission also requested for new septic tank within the boundary of Buzzards View.
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Decision

1. The appeal is dismissed and planning permission for change of use of land to allow extension to rear of property. Retrospective permission also requested for new septic tank within the boundary of Buzzards View is refused.

Preliminary Matters

2. The site address was incomplete on the application form so the address in the banner heading above is taken from the appeal form.

Background and Main Issue

3. The Council failed to determine the application within the prescribed period, however the Council has indicated in its statement that it would have refused planning permission had it retained the jurisdiction to do so.
4. Based on the evidence before me the main issue is the effect of the proposed extension on the character and appearance of the host dwelling.

Reasons

5. The appeal property occupies an elevated position on the north side of Shucknall Hill. It benefits from extensive views to the south from the front elevation and an area of woodland adjoins the appeal site to the rear. The area is characterised by loosely arranged individual dwellings of differing designs, generally on spacious plots.
6. The existing dwelling comprises a single storey property with an asymmetric pitched roof and conservatory at the rear. The overall design of the existing property is relatively simple and modest in scale, although the asymmetric roof adds visual interest.
7. The proposed extension would be located at the rear of the building. It would extend almost to the width of the host dwelling and would project a significant

depth from the main rear elevation. The roof of the extension would have a shallow pitch and would project from the main ridge of the property.

8. As a result of its overall size and mass, the proposed extension would result in a very bulky addition to the property. This would conflict with the modest scale of the existing building and overwhelm the rear elevation.
9. The eaves of the extension would sit significantly higher than those of the existing building which would result in an incongruous appearance. The rendered side elevations of the extension would appear imposing and poorly articulated, including the regimented layout of the windows on the west elevation (marked as east elevation on the drawing). As such the extension would jar awkwardly with the proportions and design of the existing building.
10. I acknowledge that the materials proposed reflect those used on the existing building and that the proposed extension would not be widely visible from public vantage points. Nevertheless, due to its overall size and design, the extension would be a harmful addition to the building which would fail to respond to the proportions and design of the original building.
11. I conclude that the proposed extension would result in harm to the character and appearance of the host dwelling. Therefore, the proposal conflicts with Policies LD1 and SD1 of the Herefordshire Local Plan Core Strategy 2011 – 2031 which together seek to ensure that developments are of a good standard of design which responds to their context and takes account of local distinctiveness. Policy WB3 of the Western Beggard Neighbourhood Development Plan relates to small-scale employment opportunities and is therefore of little relevance to the appeal.

Other Matters

12. The appeal site is within the Zone of Influence of the River Wye Special Area of Conservation. However, as I am dismissing the appeal for other reasons, I do not need to consider this matter or the related duties under the Conservation of Habitats and Species Regulations 2017 further.
13. I note that the appellants engaged in pre-application discussions with the Council and recognise their disappointment in the outcome. I also note that the proposal has the support of Weston Beggard Parish Council and that no objections have been received from neighbouring properties. Nevertheless, these factors do not alter my findings in respect of the main issue.

Conclusion

14. For the reasons given above, the proposal would not accord with the development plan and there are no material considerations to outweigh that finding. Therefore, the appeal is dismissed and planning permission is refused.

E Pickernell

INSPECTOR