

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	7 APRIL 2021
TITLE OF REPORT:	210437 - PROPOSED ERECTION OF A SHED AT 22 LADY SOMERSET DRIVE, LEDBURY, HEREFORDSHIRE, HR8 2FF For: Mrs Atkins per Mrs Charlotte Atkins, 22 Lady Somerset Drive, Ledbury, Herefordshire, HR8 2FF
WEBSITE LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=210437&search-term=210437
Reason Application submitted to Committee - member of staff application	

Date Received: 4 February 2021

Ward: Ledbury West

Grid Ref: 370249,238212

Expiry Date: 1 April 2021

Local Member: Councillor Phillip Howells

1. Site Description and Proposal

- 1.1 The application site is within the curtilage of a two storey detached dwelling situated within a residential area which was developed in the late 20th century. The property is accessed via a shared private drive which, in turn, provides access to Lady Somerset Drive.
- 1.2 The proposal is for the erection of a detached shed which would measure 3m (L) x 2.5m (W) x 2.5m (H to ridge). The shed will be of a timber construction to be clad in feather edged boarding to be stained black with a profile steel roof (slate grey). The application is being reported to this committee as the applicant is a member of staff.

2. Policies

2.1 Herefordshire Local Plan – Core

- SS1 – Presumption in favour of sustainable development
- SD1 – Sustainable design and energy efficiency
- LD1 – Landscape and townscape

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

2.2 The Ledbury Neighbourhood Development Plan (LNDP) (made 11 January 2019)

BE1.1 – Design

- 2.3 The Ledbury Neighbourhood Development Plan policies together with any relevant supporting documentation can be viewed on the Council's website by using the following link:-

https://www.herefordshire.gov.uk/downloads/file/16254/neighbourhood_development_plan_october_2018.pdf

2.4 National Planning Policy Framework (NPPF) – February 2019

- Chapter 2 – Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 12 – Achieving well-designed places

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 and 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 application.

3. Planning History

- 3.1 DCH/971185/F – Construction of 126 no. dwellings and garages - Approved 21 May 1998

4. Representations

- 4.1 Ledbury Town Council – no response

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 (taken as a whole) is the Herefordshire Local Plan – Core Strategy (CS) and the Ledbury Neighbourhood Development Plan (MNDP) which was made on 6 October 2016. The Ledbury Neighbourhood Development Plan (LNDP) can be attributed full weight in the decision-making process, as set out at Paragraph 2.3. The National Planning Policy Framework (NPPF) is also a significant material consideration, but does not constitute a statutory presumption, unlike the development plan which carries the statutory presumption as set out above.
- 6.3 The proposal seeks to erect a modest, single storey shed within the curtilage of the dwelling. The scale and massing of the proposed shed are proportionate to the property and would not result in any demonstrable impact to the character of the setting or that of the wider townscape. The proposal therefore complies with policy LD1 of the CS and policy BE1.1 of the LNDP. Moreover,

the proposed structure would not result in any harm to the amenity or privacy of neighbouring properties and is therefore in accordance with policy SD1 of the CS.

6.4 There have been no objections raised through the consultation process and given the compliance with the Core Strategy Policies this proposal will be 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. CO1 - Time limit for commencement (full permission)
- 2. CO7 – The development hereby approved shall be carried out strictly in accordance with drawings: 02-2021-01, Layout Plan; Block Plan; Location Plan, and the Application Form

INFORMATIVES:

- 1. IP1 Application Approved Without Amendment

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 210437

SITE ADDRESS : 22 LADY SOMERSET DRIVE, LEDBURY, HEREFORDSHIRE, HR8 2FF

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