

**22 DCSE2007/1006/F - PROPOSED STORAGE SHED ADJACENT CIDER PRESS AT MAJARO BARN, ASTON INGHAM, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7LS.**

**For: Mr. & Mrs. K. Pike per Mr. C.F. Knock, Tinkers Grove, The Deer Park, Eastnor, Ledbury, HR6 1RQ**

**Date Received: 5th April, 2007**

**Ward: Penyard**

**Grid Ref: 68684, 23646**

**Expiry Date: 31st May, 2007**

Local Member: Councillor H. Bramer

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

- 1.1 Majaro Barn is situated close to the junction of the B4222 with Oak Lane, east of Aston Ingham village and is about 0.5 km to the north. Planning permission for conversion of this building (formerly Glebe and Knap Barn) was granted in December 1998. The residential curtilage formed included part of the field to the south and east of the barn, which included a small stone building about 33 m south of the barn. The current proposal is to add a wooden storage shed to the south end of the outbuilding. This would be 4.5 long and 4.65 m wide i.e. less wide than the existing outbuilding and slightly lower at eaves level and ridge level. It would be weather-boarded with a slate roof.

### **2. Policies**

#### **2.1 Herefordshire Unitary Development Plan 2007**

- Policy H18 - Alterations and Extensions  
Policy LA2 - Landscape Character and Areas least Resilient to Change

### **3. Planning History**

- |     |                 |   |   |                              |
|-----|-----------------|---|---|------------------------------|
| 3.1 | SH980309PF      | Extension and conversion of barn.   | - | Approved<br>9.12.98          |
|     | SH960725PF      | Alterations and extensions to existing barn to form a dwelling and erection of dwelling and garages.    | - | Approved<br>10.10.96         |
|     | SH950618PF      | Alterations and extensions to existing barn to form a dwelling and erection of dwelling and garages.    | - | Allowed on<br>appeal 31.1.97 |
|     | SH910959PF      | Conversion of barn to new dwelling with garage, new dwelling and s.t. plant.                            | - | Approved<br>17.11.92         |
|     | DCSE2007/0940/F | Conversion of garage to living accommodation, with single storey extension and two storey link to barn. | - | Not determined               |
|     | DCSE2007/0941/F | Open fronted garage   | - | Not determined               |

#### 4. Consultation Summary

##### Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

##### Internal Council Advice

- 4.2 The Traffic Manager has no observations to make on the application.

#### 5. Representations

- 5.1 A Design and Access Statement has been submitted which points out that the 3 current applications are inter-related in that the storage shed would have these items currently stored in the garage.

- 5.2 Aston Ingham Parish Council:

- (1) Note that the proposed shed is to be constructed as an extension to the existing Cider Press, and, at 20.7 sq.m. gross external area, is approximately half the size of the Cider Press building itself.
- (2) Councillors feel that the construction of the shed requires clarification - it is stated to be 'boarding' with a slate roof, but it is not clear whether the walls are formed of timber studding or concrete or thermal block, or whether the roof slates are natural slate or a composite material.
- (3) The Cider Press is constructed of natural stone in a traditional style with historical features. The Parish Council believes that to add a construction such as the proposed shed would detract from the character of the existing building. The application may also be contrary to the Council's Supplementary Planning Guidance on the Re-use and Adaptation of Traditional Rural Buildings.
- (4) The justification for the construction of the shed is to provide storage for property currently stored in the garage, which Parish Councillors feel is insufficient - particularly in the context of the application to convert the existing storage to residential use, which would appear to be contrary to structure and local plan policies.
- (5) The proposed development is the third element in a trio of applications that the Parish Council considers to be over-development for a site that is situated within the AGLV.

The full text of these letters can be inspected at Southern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

#### 6. Officer's Appraisal

- 6.1 Although the current applications for Majaro Barn are linked by the agent each case must be considered on its own merits. The barn was extended as part of the conversion scheme and a double garage with living accommodation above was also approved and erected. There have therefore been significant additions to the original building. Nevertheless the proposed shed would not be large in relation to the plot and being sited at the rear (southern) end of the outbuilding would not be prominent (even

if visible) looking from the entrance to Majaro Barn in Oak Lane. To the south-west of the outbuilding there is a stream with trees which would provide screening from that direction. Further details of external materials can be required by planning condition and use can be restricted to domestic purposes only. There would be limited harm to the rural character of this area and consequently I consider this proposal to be acceptable.

**RECOMMENDATION**

**That planning permission be granted subject to the following conditions:**

**1 A01 (Time limit for commencement (full permission))**

**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**

**2 B01 (Samples of external materials)**

**Reason: To ensure that the materials harmonise with the surroundings.**

**3 E08 (Domestic use only of shed)**

**Reason: To ensure that the shed is used only for the purposes ancillary to the dwelling.**

**INFORMATIVES:**

**1 N19 - Avoidance of doubt**

**2 N15 - Reason(s) for the Grant of Planning Permission.**

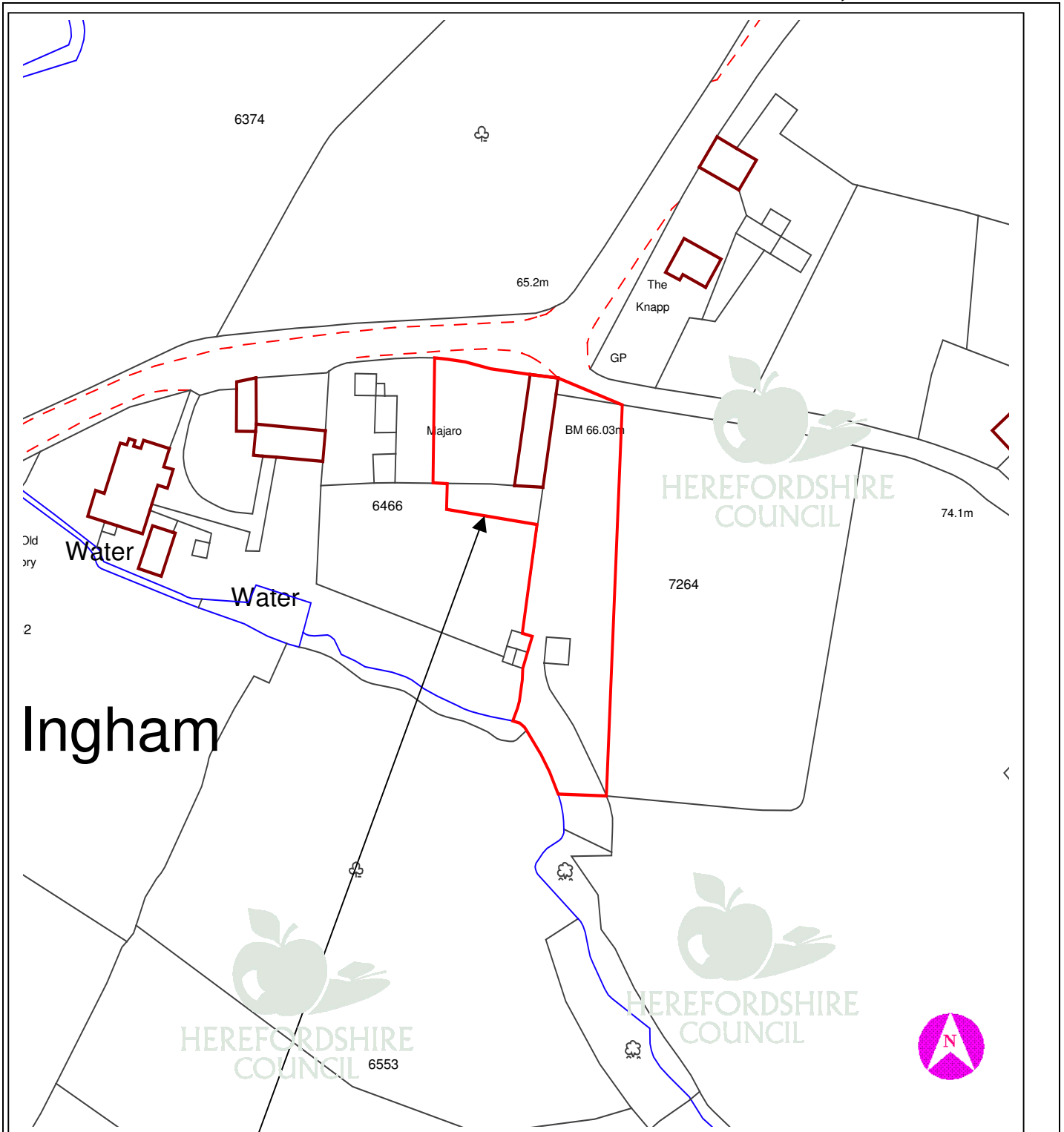
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSE2007/1006/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Majaro Barn, -, Aston Ingham, Ross-On-Wye, Herefordshire, HR9 7LS

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