

**15 DCCW2007/2438/RM - PROPOSAL OF A NEW AGRICULTURAL DWELLING AT UPPER HOUSE FARM, MORETON-ON-LUGG, HEREFORD, HEREFORDSHIRE, HR4 8AH****For: Mr. S. Perkins per RRA Architects Ltd., Packers House, 25 West Street, Hereford, HR4 0BX****Date Received: 30th July, 2007****Ward: Sutton Walls Grid Ref: 49799, 45830****Expiry Date: 24th September, 2007**

Local Member: Councillor KS Guthrie

**1. Site Description and Proposal**

- 1.1 Upper House Farm is located on the western side of the A49 Hereford to Leominster Road opposite Ordnance Close, Moreton-on-Lugg.
- 1.2 The proposal is to erect a two storey agricultural workers dwelling on the western side of the complex of farm buildings.
- 1.3 Outline planning permission was granted for an agricultural workers dwelling in 2005 and this application is the subsequent Reserved Matters submission.
- 1.4 In more detail the proposal comprises a two storey dwelling benefitting from living room, dining hall, hall and two bedrooms with en-suite facilities above. A small farm office is also proposed in the ground floor together with a detached garage. External materials proposed are a stone plinth with rendered walls under a slate roof.
- 1.5 Access to the dwelling will be off the main farm drive.

**2. Policies**

- 2.1 Herefordshire Unitary Development Plan 2007:

Policy DR1	-	Design
Policy H7	-	Housing in the Countryside Outside Settlements
Policy H8	-	Agricultural and Forestry Dwellings and Dwellings Associated with Rural Businesses

**3. Planning History**

- 3.1 DCCW2004/3699/O Proposed site for agricultural dwelling. Outline planning permission 6th April, 2005.

**4. Consultation Summary**Statutory Consultations

- 4.1 Welsh Water: Raise no objection.

Internal Council Advice

- 4.2 Traffic Manager: Observations awaited but raised no objection on the outline application.

**5. Representations**

- 5.1 Moreton-on-Lugg Parish Council: Raise no objection.

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

**6. Officers Appraisal**

- 6.1 The principle to build an agricultural workers dwelling at the site was agreed in 2005. This application deals with the layout, scale, appearance and access. The layout of the new dwelling and garage are well related to the farm complex and the existing access drive, providing added security for the farm yet also ensuring suitable amenity space for the property.
- 6.2 Regarding the scale and appearance, the proposal provides for a well-designed and proportioned dwelling together with a small ancillary farm office. In addition, the use of a stone render walls and slate provides an attractive dwelling complementary to its countryside setting adjacent to the working farm.
- 6.3 When the outline planning permission was granted an informative note was added advising that the floor area of the new dwelling should not exceed 120 sq.m. in line with the then draft UDP. Although this size limit was subsequently removed from the UDP, it still forms part of the considerations to ensure that unusually large or expensive agricultural dwellings are not permitted in the open countryside.
- 6.4 The applicant has taken heed of the informative note with the new floor space only a fraction above the 120 sq.m. at approximately 126 sq.m. (excluding the farm office and detached garage). This is considered to be acceptable. The proposal does not include landscaping details for which a further submission will be required.
- 6.5 In conclusion, the appearance and size of the proposed dwelling is considered to be complementary to the farm complex and its setting within the countryside and therefore to accord with the policies contained with the Herefordshire Unitary Development Plan 2007.

**RECOMMENDATION**

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

- 1. The farm office shall at all times be used for this purpose and no other including habitable accommodation.**

**Reason: In order to clarify the terms of this permission and to limit the amount of habitable floorspace within the dwelling in accordance with Policy H8 of the Herefordshire Unitary Development Plan 2007.**

- 2. E09 (No conversion of garage to habitable accommodation).**

**Reason: To limit the amount of potentially available habitable foorspace in accordance with Policy H8 of the Herefordshire Unitary Development Plan 2007.**

**Informative Notes:**

1. **N19 - Avoidance of doubt.**
2. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

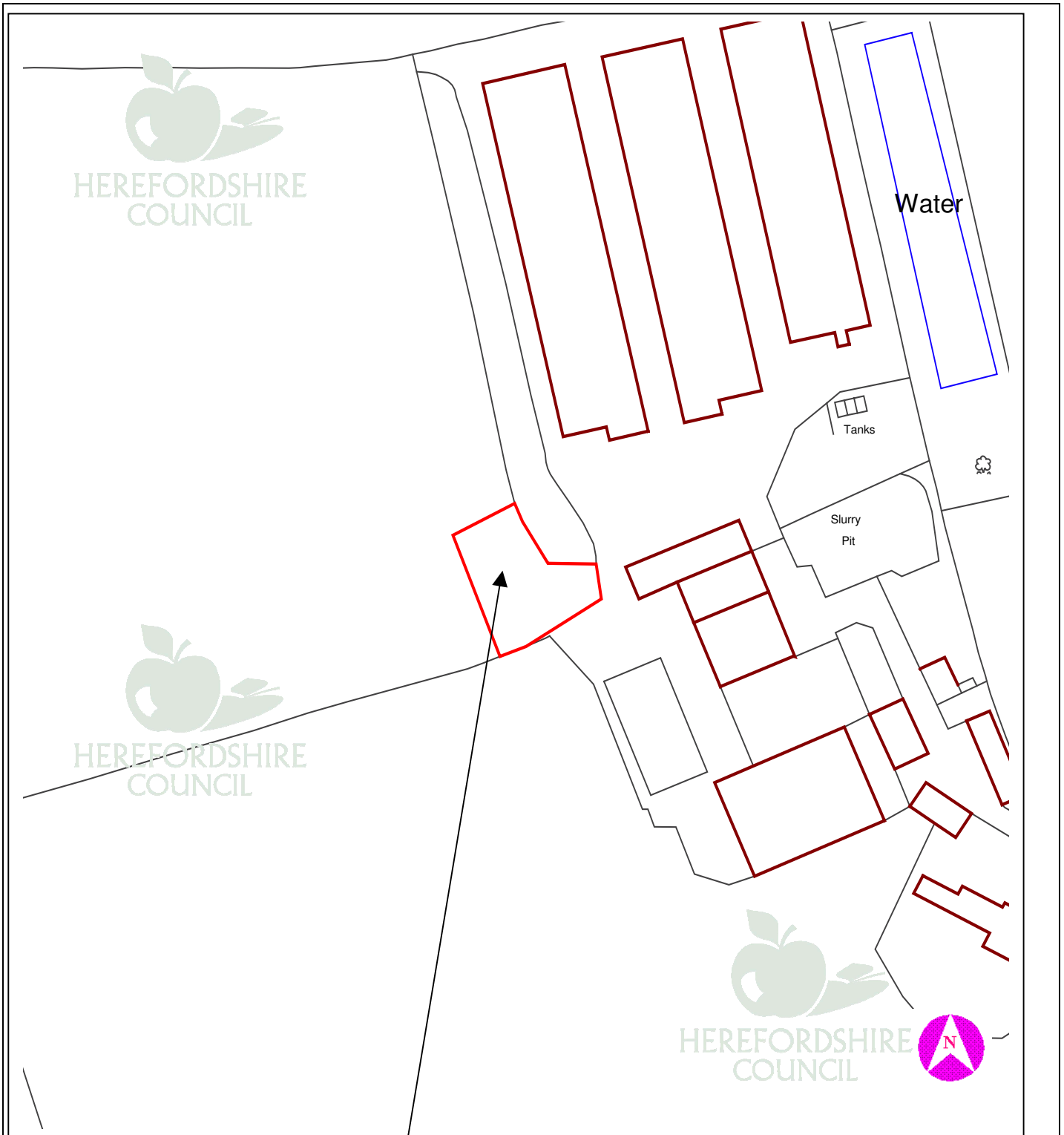
Decision: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCW2007/2438/RM

**SCALE :** 1 : 1250

**SITE ADDRESS :** Upper House Farm, Moreton-on-Lugg, Hereford, Herefordshire, HR4 8AH

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