

**8 DCSW2008/1123/F - ERECTION OF GENERAL STORAGE BUILDING, GWERNDWR, NEWTON ST. MARGARETS, HEREFORDSHIRE, HR2 0QY.**

**For: Mr WF Prosser, Gwerndwr, Newton St. Margarets, Herefordshire, HR2 0QY.**

**Date Received: 24 April 2008**

**Ward: Golden Valley  
South**

**Grid Ref: 34238, 34214**

**Expiry Date: 19 June 2008**

Local Member: Councillor JB Williams

**1. Site Description and Proposal**

- 1.1 Gwerndwr is located on the northern side of the unclassified road (u/c 74203) on the outside of a bend. It is approximately 1.5 - 2 metres below the level of this unclassified road.
- 1.2 Bannut Tree, the neighbouring property, is immediately to the south-east. This property is well treed and lies some 48 metres from Gwerndwr. These trees and plants screen Gwerndwr from the south-east. A stone rubble barn is located on the boundary of Bannut Tree.
- 1.3 This is a retrospective application for retention of a general storage building which has been built in lieu of a double garage approved, together with a two-storey extension, in April 1999. The erected building is 8.5 metres wide, 13.7 metres long, 3.9 metres to the eaves and 5.1 metres to the ridge. The corrugated profile roof and sides are slate blue in colour. It has horizontal wooden boarding on the western gable end, which is the most visible elevation from the highway.
- 1.4 The double garage approved was 8.1 metres long, 6.3 metres wide and 5.1 metres to the ridge. The as built storage building projects further to the west and north than approved but is no higher than the approved double garage.
- 1.5 At the time of writing it has been established that the submitted plans incorrectly site the building further to the west and closer to Gwerndwr by approximately 6.6 metres. Amended plans have been requested and should be available for consideration at the Southern Area Planning Sub-Committee. The recommendation below reflects this requirement.

**2. Policies**

**2.1 Planning Policy Statement**

- |      |   |  |
|------|---|--|
| PPS1 | - | Delivering Sustainable Development     |
| PPS7 | - | Sustainable Development in Rural Areas |

**2.2 Herefordshire Unitary Development Plan 2007**

Policy DR1	-	Design
Policy DR3	-	Movement
Policy E13	-	Agricultural and Forestry Development

**3. Planning History**

3.1	SH976128PF	Conservatory	-	Approved 20.03.97
	SS980742PF	Car port, granny annexe and first floor addition	-	Refused 30.11.98
	SS990108PF	Extension to form family room, bedroom and bathroom plus double garage	-	Approved 07.04.99

**4. Consultation Summary**Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 Traffic Manager has no objection.

**5. Representations**

5.1 In the Design and Access Statement that accompanied the application the following main points are raised:

- clear span portal frame building in steel
- space for storage of various items of farm machinery currently stored outside. Eaves height allows client to travel through sliding doors in tractor and trailer set back position, good for security viz a viz house, adopts similar roof line to barn on neighbouring property
- access unaltered
- materials chosen to be sympathetic in surrounding countryside.

5.2 The Parish Council make the following observations:

“The Parish Council is not sure about planning regulations with regard to height etc, so would prefer that the Planning Officer make the decision.”

5.3 Three letters of objection have been received from:

Mrs A Marshall, Barton House, Newton St. Margarets, HR2 0QN  
 Mrs PD Butler, Yew Tree Cottage, Newton St. Margarets, HR2 0QY  
 Mr N Hankinson, Barnfield House, Llangarron, Ross-on-Wye, HR9 6HB

The main points raised are:

- more congestion on road
- incorrectly drawn, closer to boundary

- other buildings could be used
- used for motor repairs by relative
- no demonstrable need; little evidence of agricultural machinery
- could be better sited, i.e. less obtrusive
- fire hazard
- not sympathetic, dominates stone outbuilding next door
- does not alleviate off-road parking
- establishes precedent

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 The main issues are considered to be the visual impact of the building and the acceptability of the use of the building.
- 6.2 The building as erected is not untypical of a standard agricultural building albeit this one is smaller in footprint and not as high as the norm for modern agricultural buildings. The building erected is the same height as the double garage approved for the site in 1999, but does have a larger footprint. The use of slate blue coloured cladding and timber cladding helps to assimilate the building into the landscape. The darker finish of the building would be discernible in winter when viewed across Bannut Tree from the highway. However, it is not considered that it detracts from the amenity of this part of the countryside to the extent that the refusal of planning permission is warranted.
- 6.3 The building is partly within the curtilage of Gwerndwr and a parking area on adjoining land in the applicant's ownership.
- 6.4 Whether or not vehicles should be parked on highway verges is a matter that is considered to fall outside the remit of this application. Vehicles can still be parked in front of Gwerndwr and on the concrete slope leading up to the barn. There is sufficient area for manoeuvring vehicles and the visibility onto the unclassified road is satisfactory. This is endorsed by the Traffic Manager and as such it is not considered that there are any highway safety issues in this case.
- 6.5 The applicant has applied for a general storage building. However it is stated in representations received that it has been used for motor vehicle repairs, possibly as a hobby. It was noted at the time of the site visit that there would be a need for the possibility of vehicles to be able to drive through the building, as stated in the submitted Design and Access Statement. The use needs to be specified as that for farm implements and sundries for use in connection with Gwerndwr only, which is as stated on the application form.
- 6.6 It is not considered that the building detracts from the amenity of the landscape nor on the amenity of local residents. The use of the building has been called into question; this however can be addressed by imposition of a suitable planning condition as stated above.

**RECOMMENDATION**

That on receipt of suitably amended plans the officers named in the Scheme of Delegation to Officers be authorised to determine the application subject to the following condition and any additional conditions considered necessary by officers:

- 1. The building shall be used for storage for farm implements and vehicles for the benefit of the applicant only, and shall otherwise only be used for purposes ancillary to the dwelling known as Gwerndwr and not for any trade of business.

**Reason:** The local planning authority wish to control the use of the premises in the interest of local amenity and to comply with Policy DR2 of the Herefordshire Unitary Development Plan.

**Informative(s):**

- 1. N19 - Avoidance of doubt - Approved Plans
- 2. N15 - Reason(s) for the Grant of Planning Permission

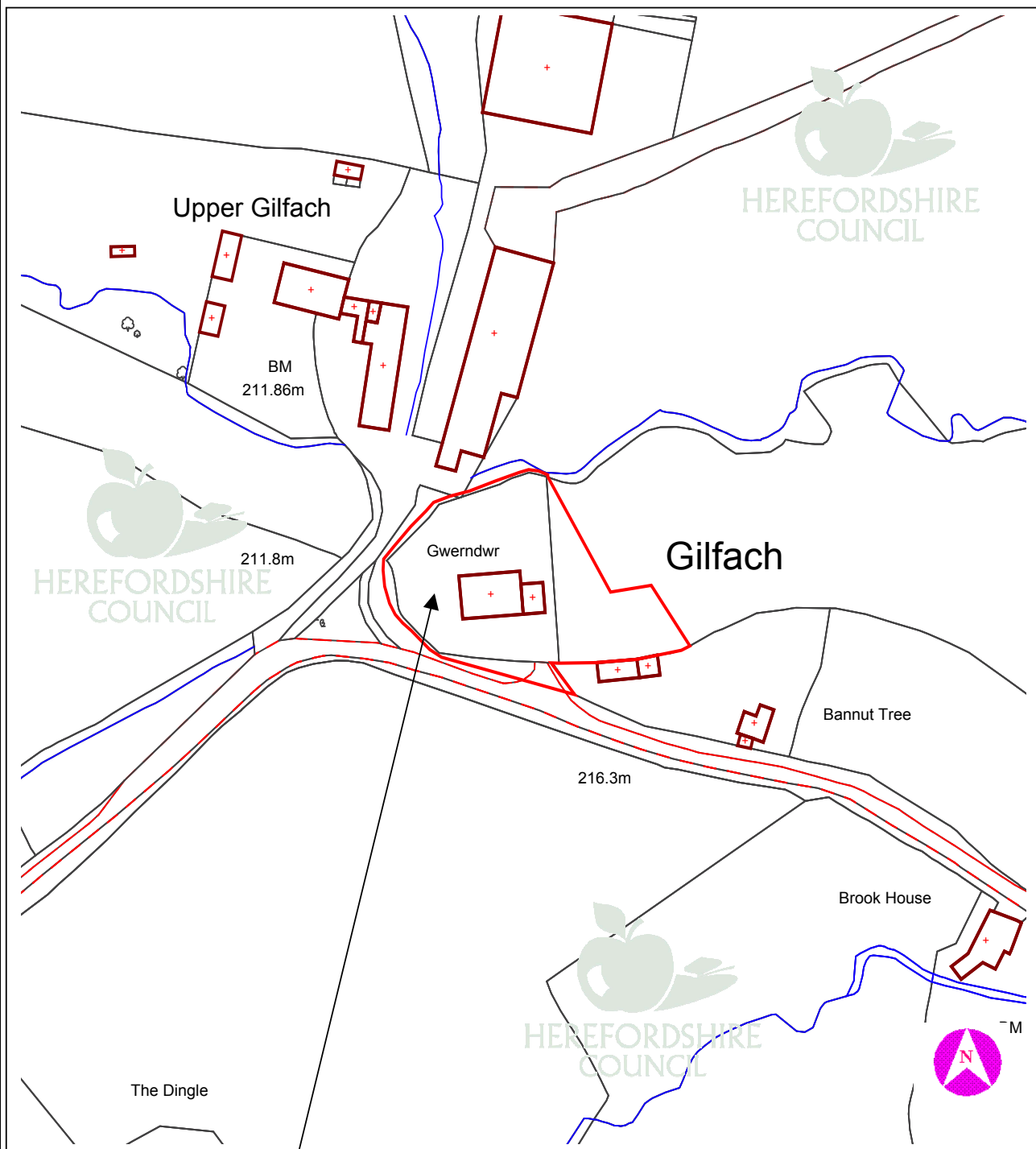
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSW2008/1123/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Gwerndwr, Newton St. Margarets, Hereford, Herefordshire, HR2 0QY

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