

2.3 South Herefordshire District Local Plan

| | |
|-------------|--|
| Policy SH23 | Extensions to Dwellings |
| Policy TM1 | General Tourism Provision |
| Policy TM5 | Proposals for Self-catering Accommodation |
| Policy C5 | Development within AONB |
| Policy C8 | Development Within Area of Great Landscape Value |
| Policy GD1 | General Development Criteria |

3. Planning History

| | | | | | | |
|-----|------------------|---|---|-----------|----------|---|
| 3.1 | SH850877PF | Conversion to form 3 holiday cottages, improvements to existing cottage and erection of covered swimming pool. | - | Permitted | 25.08.86 | |
| | DCSE/2003/1859/F | Extension to manager's house to provide additional bedroom, reception and office facilities and relief manager's bedroom and detached garage. | - | Permitted | 14.08.03 | - |

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non statutory consultations required.

Internal Council Advice

4.2 Head of Engineering and Transportation has no objection to the grant of permission.

5. Representations

5.1 The applicant's agent has submitted a letter in support of the application. This is reproduced in full in the Appendix.

5.2 Parish Council strongly objected to this planning application.

5.3 One letter has been received from Ross on Wye and District Civic Society which points out that whilst not able to comment on the technical planning issues the Society objects to any change in the conditions which would permit wider usage.

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

6. Officers Appraisal

6.1 The background to this application needs to be appreciated. An application for 6 further holiday units plus a detached manager's house and reception/office building was dismissed on appeal in 2002. The Council accepted that the units and reception/office building were small-scale tourism development and as such in accord with tourism policies. A revised application for 6 units has subsequently been granted permission. The Inspector agreed with the Council that the proposed house was not justified but indicated that there was a need for a manager of this large site. The

extension to Dobbin Cottage described in paragraph 1.1 above was subsequently submitted.

6.2 The extension is large and would not be acceptable other than as tourism development. Policy TM5 requires that new build accommodation for self-catering accommodation be limited by condition preventing change of use for residential use (i.e. non-holiday use). It is appreciated that this policy does not relate specifically to holiday centres such as Wye Lea but the aims of the policy can reasonably be applied to this case. The imposition of this condition in relation to the new accommodation accords therefore with this policy. This can only be achieved by restricting the whole unit. However the extension to Dobbin Cottage adds only about 30m² (less than 40%) to the floor area of that small dwelling. It is considered that it would be disproportionate to restrict the major part of the property for such a small extension. Furthermore the applicant accepts that it would be appropriate to restrict the remainder of the extension (the relief manager's accommodation by condition, the ground floor would need a separate grant of permission for residential use). It is concluded therefore that there is no significant planning benefit from the disputed condition and it is not therefore necessary.

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 The relief manager's bedroom and associated accommodation outlined in red on the plan attached to this permission shall only be occupied by a person employed at Wye Lea Country Manor holiday centre or as holiday accommodation and shall not be used as a separate residential dwellinghouse.**

Reason: It would be contrary to the policy of the local planning authority to grant planning permission in this location without the special need to provide on-site accommodation.

INFORMATIVE

- 1. N15 – Reason(s) for the grant of planning permission**

Decision:

Notes:

Background Papers

Internal departmental consultation replies.