

3 DCSE2004/0983/F - ERECTION OF A STORAGE SHED AT WESTON UNDER PENYARD C OF E PRIMARY SCHOOL, WESTON UNDER PENYARD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7PA

For: The Governors of the School per Mr Price, Ty-Angles, Llangrove, Ross-on-Wye, Herefordshire HR9 6EZ

Date Received: 2nd April 2004

Ward: Penyard

Grid Ref: 63361, 23176

Expiry Date: 28th May 2004

Local Member: Councillor H Bramer

1. Site Description and Proposal

- 1.1 The school playground at Weston under Penyard is at the rear (south east) of the Primary School. It is mainly hard surfaced and is elevated above the adjoining residential properties. Planning permission for various structures in the playground was granted in 2003. These included a shed to be sited at the eastern apex of the site. The shed that has been erected is significantly larger and of a different design to that permitted. The current application is for planning permission to retain this building.
- 1.2 The shed as built is 6.1 m long and 4.8 m wide, the height to eaves is about 2.5m and to ridge about 4 m. About two-thirds of the length or width is timber boarded with the remainder open. It is proposed to reduce the height of ridge by about 0.8 m by a more shallow pitch (17 degrees rather than 32 degrees). The roof would be covered by grey bituminous shingle tiles. In addition a new boundary fence, 2.1 m high would be erected along part of the north western boundary and planting undertaken on the outside of the fence. The shed would be stained dark brown.

2. Policies

2.1 South Herefordshire District Local Plan

Policy C8	Development Within Area of Great Landscape Value
Policy GD1	General Development Criteria

3. Planning History

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| 3.1 | SE2002/3363/F | Boilerhouse | Approved
16.12.02 |
| | SE2002/3895/F | Storage shed and various garden features. | Approved
17.07.03 |
| | SE2003/1725/F | Single storey extension to provide new group room | Approved
05.08.03 |

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 lists the proposed changes:

- (1) Planting of shrubs/climbers on the outside of the timber fence along the north-west elevation to the shed.
- (2) New 2.1 m high fencing along the north-west elevation as a replacement for the existing four fence panels with a dark stain finish - exact colour to be agreed with the planning authority.
- (3) The provision of a trellis along the new fencing to the north-west elevation extending from the top of the fence to eaves level of the new shed.
- (4) A reduction in the pitch of the existing shed from 32 deg. to 17 deg.
- (5) The staining of the existing timber cladding to the shed in a colour to be agreed.

5.2 Parish Council comment as follows:

"Councillors have no objections to this revised application but wished to register their disquiet about the procedures used from the beginning when this application was first submitted".

5.3 Two letters have been received from local residents objecting to the proposal. The following reasons are given:

- On site of former shed but considerably larger and hardly merits term 'shed', more like a chalet dwelling; reliably informed that was a stable and should be described as such.
- Blight on landscape and an eyesore that completely changes approach and character of residential cul de sac - visitors have questioned how such a lovely development could have such a dreadful monstrosity erected.
- Should be re-positioned where not visible - currently in full view of front windows and eaves height reduced by 2 feet with a flat roof.
- Planners have de-valued our property - did not think this is what planning was about.

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 shed is comparable in size with a small double garage. The problem arises because the school playground is elevated above Mill Orchard and its houses and the eastern apex juts forward of the adjoining house (Penyard House). Consequently the shed is conspicuous when viewed from the houses to the north-east. The conifer

hedge along the south-eastern boundary which would have screened the shed has been reduced in height.

- 6.2 At present the shed is considerably higher than the fence along the north-eastern boundary which is on top of a retaining wall. The proposed higher fence with trellis now proposed should be more attractive than the present structure and only the roof would be visible above the fence. Planting on the outside of the fence if practicable should in time also help to reduce the visual impact of the shed. Along the south-eastern boundary the conifer hedge, if allowed to grow will quickly provide screening. The more attractive colour and roofing material will all contribute to reducing visual harm.
- 6.3 The shed will block views from houses to the north of the wooded hillside beyond Weston under Penyard. However these houses are about 50 m or so from the shed and this is not reason to refuse permission.

RECOMMENDATION

That subject to no further objections raising additional material planning considerations on the expiry of the consultation period, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional considered necessary by officers:

- 1 Within 3 months of the date of this permission the new fence/trellis shall be erected in accordance with details which have been submitted to and approved in writing by the local planning authority.**

Reason: To protect the visual amenities of the area.

- 2 Within one month of the date of this permission a planting scheme including a timetable for implementation shall be submitted to and approved in writing by the local planning authority.**

Reason: To protect the visual amenities of the area.

- 3 The approved planting scheme shall be implemented in accordance with the agreed timetable, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year defects period.**

Reason: In order to protect the visual amenities of the area.

- 4 Within 3 months of the date of this permission the roof of the shed shall be rebuilt and the shed stained in accordance with the drawings hereby approved.**

Reason: To protect the visual amenities of the area.

Informative:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.