

10 DCSE2004/2241/F - TIMBER FRAMED SHED 7.5M X 4M WITH APEX ROOF, HOPYARD COTTAGE, UPTON BISHOP, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7UJ**For: Mr. S. Christian, Hopyard Cottage, Upton Bishop, Herefordshire****Date Received: 21st June, 2004****Ward: Old Gore****Grid Ref: 65371, 26861****Expiry Date: 16th August, 2004**

Local Member: Councillor J.W. Edwards

1. Site Description and Proposal

- 1.1 This site at Upton Bishop constitutes a small paddock immediately adjacent to the applicant's dwelling and garden. The proposal is to erect a small wooden shed at the north western end of the paddock immediately adjacent to the roadside boundary and the applicant's house and garden to the north-east. The shed will be located behind the roadside hedge and will be close to the applicant's existing garage which lies on the garden boundary. The shed will measure 7.5 metres by 4 metres and will be 3.8 metres high to ridge level. The walls will be clad in horizontal timber boarding except for the south east elevation which will be left open. There will be heavily weathered second hand fibre cement roof sheeting on the pitched roof.
- 1.2 The paddock to a large extent has existing mature trees on its boundaries. The roadside boundary is a mature hedge with a metal field gate in the corner. The shed building will be used to store a tractor as well as hay, straw, firewood and timber. The building will be for domestic use and not for any commercial purposes. There is no intention to change the use of the land to part of the garden area of house.

2. Policies**2.1 Planning Policy Guidance**

PPS.7 - Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan

Policy H.16A - Development Criteria
Policy H.20 - Residential Development in Open Countryside
Policy CTC.9 - Development Criteria

2.3 South Herefordshire District Local Plan

Policy GD.1 - General Development Criteria
Policy C.1 - Development within Open Countryside

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S.2 - Development Requirements
Policy DR.1 - Design

3. Planning History

3.1 No relevant history.

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.

5. Representations

5.1 The Parish Council observe:

"Object. Substantial structure that is out of keeping in rural area. Concern; spread of piecemeal development."

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 main issues relate to the size, design and appearance of the building, its location and its effect on the landscape and adjoining land uses. The most relevant policies are GD.1 and C.1 in the Local Plan and CTC.9 in the Structure Plan.

6.2 The proposed building is small, will not be prominent on the landscape and will be of a design in keeping with the character of this rural area. The proposed building is intended for domestic/non-commercial use, i.e. purposes incidental to the enjoyment of the dwelling house and the general upkeep of the paddock/associated land. Also the proposed building will be close to the applicant's dwelling and garage building.

6.3 As such, it is considered that the proposed building set in this position, in close association with those existing buildings, will be acceptable and in accordance with planning policies and guidance.

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. A07 (Development in accordance with approved plans)

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

- 3. The external surfaces of the timber boarding/cladding shall be treated to assume a matt dark brown concurrently with construction of the building unless otherwise first agreed in writing by the local planning authority.

Reason: To protect the visual amenities of the area.

- 4. B01 (Samples of external materials)

Reason: To protect the visual amenities of the area.

- 5. E08 (Domestic use only of shed)

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

Informative(s):

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.