

MEETING:	PLANNING COMMITTEE
DATE:	9 JANUARY 2013
TITLE OF REPORT:	N123247/FH - INSTALLATION OF SATELITE DISH AT MEADOW END, LITTLE COWARNE, BROMYARD, HR7 4RG. For: Mr Kinnersley, per Mr Ken Kinnersley, 25 Victoria Court, Eign Street, Hereford, Herefordshire, HR4 0AW.
WEBSITE LINK:	http://www.herefordshire.gov.uk/housing/planning/58286.aspx?ID=123247&NoSearch=True

Date Received: 16 November 2012 Ward: Bromyard Grid Ref: 361039,250166

Expiry Date: 11 January 2013

Local Members: Councillors JG Lester and A Seldon,

1. Site Description and Proposal

- 1.1 The site is to the north-east of the C1117, Little Cowarne/Stoke Lacy Road, opposite the agricultural outbuildings belonging to 'Hilltop', a brick built agricultural worker's dwelling.
- 1.2 Planning permission was originally granted in 1999 under N99/0036/N, to demolish an existing bungalow and erect a 2 bedroom single storey dwelling with double garage on the site. Following the granting of permission the original bungalow was demolished. Although no other action was taken, the permission remains extant as development had commenced.
- 1.3 A further application was received in 2011 (DMN/110787/F) proposing amendments to the previously approved application. This scheme proposed a 25% increase in size when compared with the extant permission.
- 1.4 The dwelling permitted under application DMN/110787/F is in the process of being constructed. When completed it will have a mono pitched roof constructed of standing seam steel with a coloured coating and the walls will be rendered an off white colour. A two-bay garage and workshop of similar construction will be located to the north-west of the property.
- 1.5 This proposal is to install a satellite dish on the south elevation of Meadow End and is necessary as permitted development rights were removed from the dwelling as part of the permission previously granted (DMN/110787/F).
- 1.6 At the time of writing the statutory consultation period has not expired and as such the recommendation set out below reflects this. An update will be provided referring to any further comments received.

2. Policies

2.1 Herefordshire Unitary Development Plan:

- | | | |
|-----|---|--|
| DR1 | - | Design |
| LA2 | - | Landscape Character and Areas Lest Resilient of Change |

Further information on the subject of this report is available from Mr Matt Tompkins on 01432 261795

- H13 - Sustainable Residential Design
- H18 - Alterations and Extensions

2.2 National Planning Policy Framework:

- Chapter 7 - Proposed Good Design

2.3 The Unitary Development Plan policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<http://www.herefordshire.gov.uk/housing/planning/29815.aspp>

3. Planning History

The following are the previous applications considered relevant to the case:

- 3.1 N98/046/N Demolish existing derelict bungalow and erect three bedroom single storey dwelling. *Refused* 14th October 1998 as the scale and height of the proposed dwelling was not comparable in size to the original dwelling.
- 3.2 N99/0036/N Demolish existing derelict bungalow and erect three bedroom single storey dwelling. *Approved* 14 March 1999 subject to conditions.
- 3.3 DCNC2003/2823/F Erection of replacement dwelling with attached garage. *Refused* 6th November 2003 as the scale and height of the proposed dwellinghouse was not comparable in size to the original.
- 3.4 DMN/110787/F Proposed single storey dwelling as an amendment to extant permission N99/0036/N. *Approved* 15th June 2011 subject to conditions

4. Consultation Summary

Statutory Consultations

- 4.1 None

Internal Consultees

- 4.2 Conservation Manager (Ecology/Water Quality): No objection

5. Representations

- 5.1 Little Cowarne Parish Council: Comments awaited
- 5.2 The consultation responses can be viewed on the Council's website by using the following link:-
www.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx

Internet access is available at the Council's Customer Service Centres:-

www.herefordshire.gov.uk/community_and_living/consumer_advice/41840.asp

6. Officer's Appraisal

- 6.1 The application to install a satellite dish is necessary as permitted development rights were removed by a condition attached to a previous permission granted (DMN/110787/F).

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- 6.2 Within the application, the dimensions of the proposed satellite dish are not disclosed. Consequently, any permission given should be the subject of a condition restricting the maximum dimensions of the proposed satellite dish to ensure that they reflect current permitted development rights.
- 6.3 The proposed location of the satellite dish on the south elevation of the building would render the dish visible from public vantage points, particularly when approaching the dwelling from the South on the C1117. However, control over the maximum size of the satellite dish – imposed via condition – will ensure that there is no undue adverse impact upon the character or appearance of the site or the local landscape. Consequently the proposal accords with Policy H18, supported by Policy DR1.
- 6.4 The satellite dish would be facing away from Hill Top, the only other residential dwelling in close proximity to the application site. Furthermore, the relatively small scale proposal is located 40 metres from Hill Top. As a consequence, there would be no encroachment upon the amenity or privacy of neighboring dwellings in accordance with Policy H18.
- 6.5 The proposed development is not considered to give rise to any harm to the visual or residential amenity of the wider locality. The proposal is considered to comply with the Unitary Development Plan and National Planning Policy Framework, and as such is recommended for approval.

7. RECOMMENDATION

Subject to no further objections raising additional material planning considerations by the end of the consultation period , the officers named in the scheme of delegation be authorised to approve the application subject to the following conditions and any additional conditions considered necessary by officers:

- 1. A01 Time limit for commencement (full permission)**
- 2. B01 Development in accordance with the approved plans**
- 3. The length of the single satellite dish hereby permitted shall not exceed 100 centimeters.**

Reason: To protect the visual amenities of the area, to ensure the development complies with the requirements of Policies DR1 and H18 of the Herefordshire Unitary Development Plan and is in line with guidance provided within the National Planning Policy Framework.

Reason for Approval

- 1. The application to install a satellite dish on the south elevation of Meadow End is not considered to have an undue detrimental impact upon the character and appearance of the landscape nor is it considered to be of detriment to the amenity or privacy of neighbouring dwellings. As a consequence, the application accords with policies DR1, H13, H18 & LA2 of the Herefordshire Unitary Development Plan and is in line with the guidance provided within the National Planning Policy Framework.**

INFORMATIVES:

- 1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other**

material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

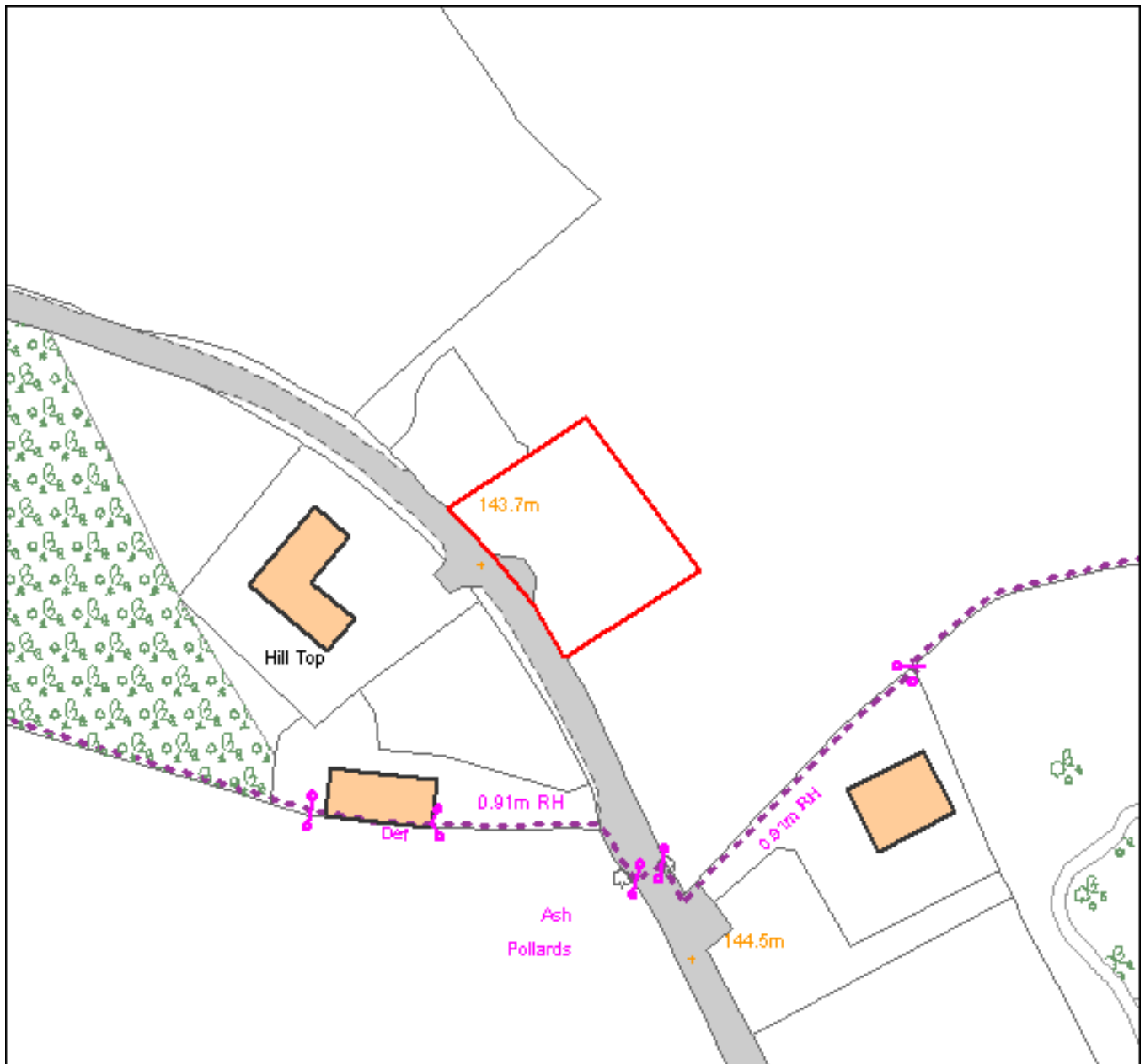
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: N/123247/FH

SITE ADDRESS : MEADOW END, LITTLE COWARNE, BROMYARD, HEREFORDSHIRE, HR7 4RG

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