

7 DCSE2004/3136/F - AGRICULTURAL BARN, DENBARA LODGE, LEALINE, LEA, ROSS-ON-WYE, HR9 7LL

For: Mr. C.D. Dudley Cooper, Denbara Lodge, Lealine, Lea, Ross-on-Wye, HR9 7LL

Date Received: 6th September, 2004 Ward: Penyard Grid Ref: 66735, 20881

Expiry Date: 1st November, 2004

Local Member: Councillor H. Bramer

1. Site Description and Proposal

- 1.1 This site at Lea Line flanks the western side of the C1281 which leads southwards towards Mitcheldean. The site itself constitutes a small paddock/orchard situated adjacent to the applicant's dwelling. The land is a registered agricultural holding. The site is surrounded by fields although there is an existing dwellinghouse on the opposite side of the road. There is an existing field gate on the roadside boundary of the site with a mature hedge on the roadside boundary. The site slopes down from the road. There is an existing garage by the field gate.
- 1.2 The proposal is to replace an existing old wooden shed/hen house with a new building. The building will have a fibre cement roof with metal side cladding on the walls. The building will measure 12 metres by 6 metres and will have a sloping roof and will be 3.6 metres above ground level at its highest point.

2. Policies

2.1 Planning Policy Guidance

PPS.7 - Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan

Policy CTC.2 - Development in Areas of Great Landscape Value
 Policy CTC.9 - Development Criteria
 Policy A.1 - Development Criteria
 Policy A.3 - Construction of Agricultural Buildings

2.3 South Herefordshire District Local Plan

Policy GD.1 - General Development Criteria
 Policy C.1 - Development within Open Countryside
 Policy C.8 - Development within Area of Great Landscape Value
 Policy T.3 - Highway Safety
 Policy ED.9 - New Agricultural Buildings

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S.2 - Development Requirements
 Policy DR.1 - Design
 Policy E.13 - Agricultural and Forestry Development

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 The Head of Highways and Transportation has no objection to the proposal.

5. Representations

5.1 The Parish Council state:

"... objection on the grounds that the proposed building is not to be located in the same position as the existing one.

The proposed building is much larger than the existing one and will be obtrusive to the property opposite, especially being 12 feet high. Also visible from the road in winter.

The site is in an Area of Great Landscape Value."

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. Also its effect on the residential amenities of nearby dwellings and other land uses. The most relevant policies are GD.1, C.8 and ED.9 of the South Herefordshire District Local Plan and CTC.2, CTC.9 and A.3 of the Hereford and Worcester County Structure Plan.

6.2 The proposed building is very small and will be situated on land which is at a lower level than the nearby road. There is a mature hedgerow on the road frontage and an old garage set behind the hedge. There is also a section of mature hedgerow adjacent to where the new building is to be sited. There are also some small trees in the orchard and a wooded area further to the west of the site. As such, the proposed building set in this position is considered to be acceptable. The building will not be prominent on the landscape and will not adversely affect the residential amenities of the nearby dwelling, i.e. on the opposite side of the road. The top of the roof of the proposed building will, due to the sloping nature of the ground, be approximately level with the nearby road level. The building will also be largely screened by the existing trees and hedgerows on the site.

6.3 The agricultural building will be used for general use, i.e. storage of a small tractor, hay and sheltering a few sheep during inclement weather, etc. The use of this building for these purposes are considered to be acceptable in this rural setting.

6.4 As such it is considered that the proposed building set in this position/location is considered to be acceptable. The applicant is also willing to colour the building as required by the local planning authority. The proposed development is therefore considered to be in accordance with the planning policies for the area.

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 **B08 (Dark roof colouring (agricultural buildings))**

Reason: To protect the visual amenities of the area.

- 4 **Before any work commences on site, detailed drawings showing the rear (south east) and end (south west) elevations of the building shall first be submitted to and be subject to the prior written approval of the local planning authority.**

Reason: To ensure the satisfactory appearance of the development.

- 5 **The agricultural building hereby approved shall not be used at any time for intensive livestock purposes.**

Reason: To protect the residential amenities of nearby dwellings.

Informative(s):

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.