

**7 DCNW2005/3163/F - INSTALLATION OF LEVELLING
OAK DECK AT RIDGE VIEW, BRADNOR, KINGTON,
HEREFORDSHIRE, HR5 3RE****For: Mr N Ede at same address.****Date Received:
3rd October 2005****Ward: Kington Town****Grid Ref:
29124, 57578****Expiry Date:
28th November 2005**

Local Member: Councillor T James

Further to this application being presented to Committee at the November monthly meeting from where Committee deferred the application for a site inspection which took place on Tuesday 15th November 2005. There has been no additional information received and the recommendation has not been changed.

1. Site Description and Proposal

- 1.1 The location for the proposed development is within the curtilage of an existing two-storey cottage that is located adjacent to common land. The cottage is one of a small cluster of cottages adjacent to the common and is constructed externally of stone and timber under a slate roof.
- 1.2 The application is retrospective for the change of use of land and erection of a timber decking area that is attached to the dwelling. The dwelling at some point in its history has had a timber constructed single storey extension added to its western elevation and therefore the properties permitted development rights have been used up.
- 1.3 The timber decking is located on sloping ground, and level with the ground floor of the cottage, as the site is located on a steep side from where there are commanding views over the surrounding countryside. There are no residential dwellings alongside the western elevation of the property.

2. Policies**2.1 Leominster District Local Plan (Herefordshire)**

Policy A.1: Managing the District's Assets and Resources

Policy A.2: Settlement Hierarchy

Policy A.6: Sites of Local Importance for Nature Conservation

Policy A.9: Safeguarding the Rural Landscape

Policy A.23: Creating Identity and an Attractive Built Environment

Policy A.24: Scale and Character of Development

Policy A.54: Protection of Residential Amenity

Policy A.56: Alterations, Extensions and Improvements to Dwellings

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S.1: Sustainable Development
Policy S.2: Development Requirements
Policy S.7: Natural and Historic Heritage
Policy DR.1: Design
Policy DR.2: Land Use and Activity
Policy H.13: Sustainable Residential Design
Policy H.18: Alterations and Extensions
Policy LA.2: Landscape, Character and Areas Least Resilient to Change
Policy LA.6: Landscaping Schemes
Policy NC.4: Sites of Local Importance

3. Planning History

None identified on site

4. Consultation Summary

Statutory Consultations

4.1 None required

Internal Council Advice

4.2 Highways Manager: Raises no objections to the proposed development.

5. Representations

5.1 Kington Rural Parish Council - Raises no objections to the proposed development.

5.2 A Letter of objection have been received from D. Watkins and A.E. Tyler on behalf of a 'Walking Group'. The letters can be summarised as follows:

- a) Concerns are raised about the height of the decking and its impact on surrounding countryside;
- b) Development as yet appears unfinished;
- c) Development represents a blot on the landscape;
- d) The use of the land for the development represents greed on behalf of the applicant.

5.3 The full text of this letter can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

6.1 The main issue for planning consideration with regards to this application is the impact of the proposed development on the surrounding landscape as the development has no impact on the privacy or amenity of residential dwellings within the vicinity of the application site.

- 6.2 The application, which is mostly 'retrospective', is for the installation of Oak decking adjacent to the western elevation of the cottage, and a boundary fence, this part of the development is yet to be carried out.
- 6.3 The applicant in a letter submitted with the application states that the decking replaces an original stone deck built in the 1960's whose surface was badly damaged by the weather, extremely dangerous on ice and rain, due to the extreme slope from front to back. The applicant as part of the application has submitted photographs of how the original stone decking appeared and photographs of the replacement timber decking. The development as yet is unfinished and the application proposes a boundary fence around the decking to consist of a timber Oak posted fence infilled with decorative metal infill.
- 6.4 The development subject to this application is built onto a previously constructed concrete block wall (that formed part of the previous stone decking) and is slightly higher in height than the original decking.
- 6.5 The development as it presently stands is rather stark in appearance due to no fencing constructed around its perimeter. The application includes details for the erection of a boundary fence that overall will help reduce the impact of the development on the surrounding landscape. The boundary of the curtilage is such that the applicant would be unable to plant vegetation to reduce its impact on the surrounding landscape. However it must be emphasised that the original decking adjoined the boundary on the existing concrete block wall still in situation.
- 6.6 The decking area abuts an externally constructed single-storey timber extension to the dwelling and therefore the development has no detrimental impact on the dwelling itself.
- 6.7 The development overall is considered not to be any more significantly detrimental on the surrounding landscape than the previous stone decking and the development has no detrimental impact on residential amenity. The section of the application for change of use of land to additional domestic curtilage is for a very small parcel of land in the corner to which no detrimental impact will be created by the proposal.
- 6.8 If committee are mindful to support the application it is recommended that a condition be attached to the approval notice with regards to details of the perimeter fencing and existing concrete block wall finish. The development on balance is considered to be in-line with relevant planning policy in the Leominster District Local Plan.

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 - A06 (Development in accordance with approved plans)

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

- 3 - Full details of the proposed fencing and finish to the external concrete block wall already in situation will be submitted to and approved in writing by the Local Planning Authority prior to any further development on site.

Reason: In the interests of the visual amenity of the surrounding landscape.

Informative:

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

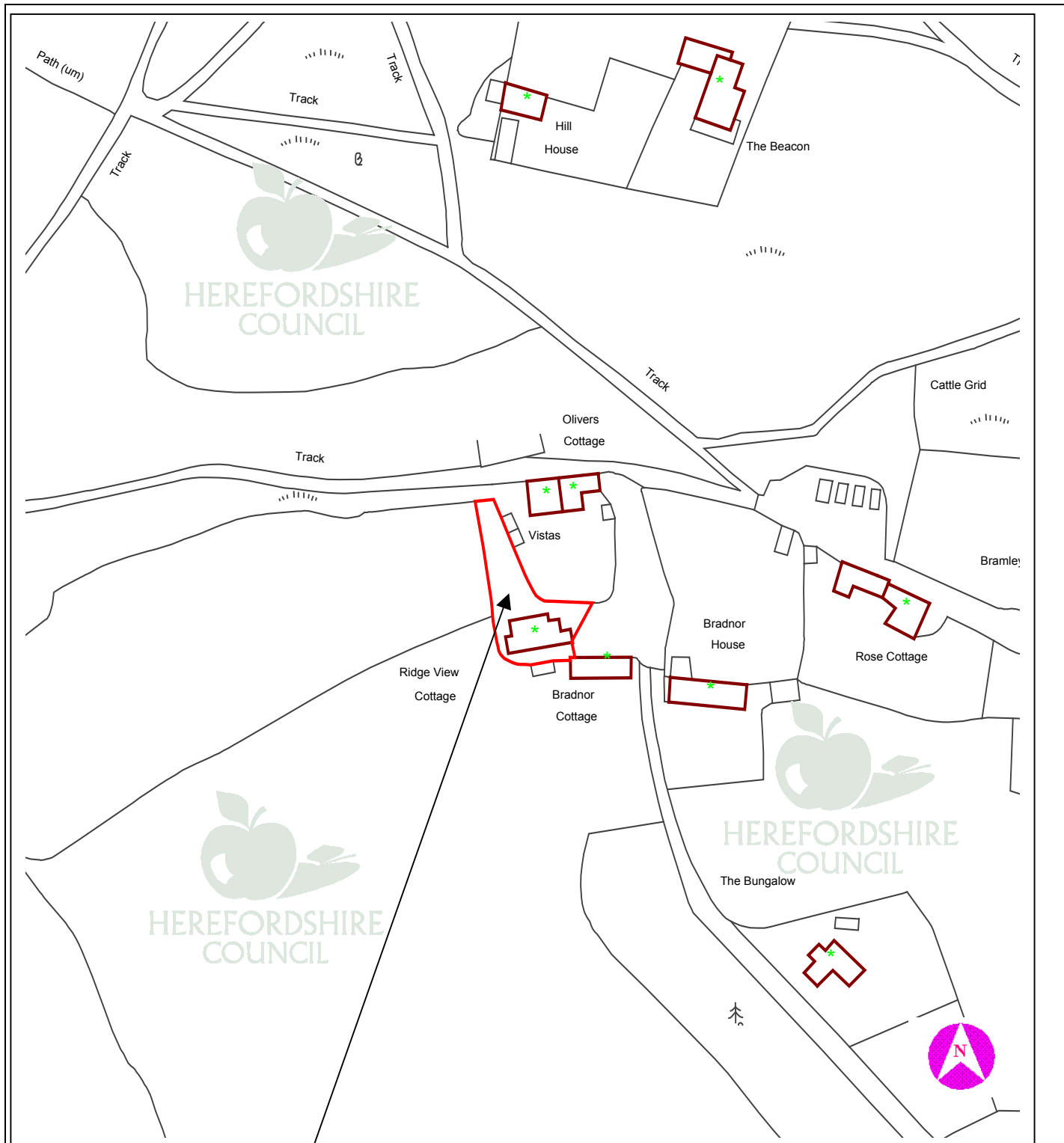
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW2005/3163/F

SCALE : 1 : 1250

SITE ADDRESS : Ridge View, Bradnor, Kington, Herefordshire, HR5 3RE

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