

**7 DCSW2006/0537/F - REPLACEMENT OF EXISTING CORRUGATED SHEET BARN WITH A NEW BUILDING TO PROVIDE GARAGE, DOMESTIC WORKSHOP, MOWER STORE, WC'S AND STORAGE, BARN AT LITTLE LLANAFON FARM, DORSTONE, HEREFORD, HEREFORDSHIRE, HR3 6AT.**

**For: Mr. & Mrs. M. Gibbins per Mr. J. Scriven, Long Orchard, 5 Overbury Road, Hereford, HR1 1JE**

**Date Received: 17th February 2006    Ward: Golden Valley    Grid Ref: 32581, 41568  
North**

**Expiry Date: 14th April 2006**

Local Member:    Councillor N.J.J. Davies

## **1. Site Description and Proposal**

1.1 This site is on the southern side of Little Llanafon Farm which gains access onto the southern side of the Class II road (B4348) approximately half way between Peterchurch and Dorstone. Little Llanafon comprises a holiday let unit and opposite two workshops, the applicants' property and to the south-east a barn that it is proposed to replace with a double garage; two wc's, mower store and domestic workshop. A storage area is proposed at first floor level. The building will be covered in horizontal weatherboarding under a synthetic slate roof. The building is 7 metres wide, 11.4 metres long and 5.2 metres to the ridge. The elevation visible from the highway is of an open fronted double garage and from the side a pitched roof building that slopes southward over the remainder of the building.

1.2 The building replaced is 7 metres wide and 13.5 metres long. The proposed new building is sited slightly to the south-east of the steel clad building it replaces. The building is 2 metres closer to the boundary with Llanafon Farm, i.e. 4 metres away, 6 metres currently.

## **2. Policies**

### **2.1 Planning Policy Statements**

PPS.1            -        Delivering Sustainable Development  
PPS.7            -        Sustainable Development in Rural Areas

### **2.2 Hereford and Worcester County Structure Plan**

Policy CTC.2    -        Areas of Great Landscape Value  
Policy CTC.9    -        Development Criteria

### **2.3 South Herefordshire District Local Plan**

Policy GD.1     -        General Development Criteria  
Policy SH.23    -        Extensions to Dwellings

Policy C.8 - Areas of Great Landscape Value  
Policy TM.1 - General Tourism Provision

### 3. Planning History

- 3.1 SH940190PF Change of use of general farm buildings to Class B1 craft workshops - Approved 23.03.94
- SH961005PF Change of use of existing barn to holiday cottage/annex - Approved 02.10.96
- DCSW2005/2396/F New front entrance and porch - Approved 30.08.05
- DCSW2005/2454/F Demolition of existing outbuildings, new holiday let, ancillary outbuilding and wind turbine - Withdrawn 19.09.05

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

#### Internal Council Advice

- 4.2 The Traffic Manager has no objections.

### 5. Representations

- 5.1 Dorstone Parish Council make the following observations:

“Do not support the application - observations:-

1. No supporting evidence nor plan showing existing barn.
2. Existing workshop on site.
3. No need established for size and height of proposed building.
4. Closeness of proposed building to boundary.
5. Not consistent with building it replaces.
6. Facilities proposed include disabled toilet, more consistent with commercial use.
7. Building proposed similar to planning application DCSW2005/2454/F ancillary outbuilding which was withdrawn.”

### 6. Officer's Appraisal

- 6.1 The main consideration in the determination of this application is whether or not the proposed building is acceptable in terms of its size and massing, siting and proposed use.
- 6.2 The use for the building is a hybrid one entailing a domestic use, i.e. workshop and garaging and a log store, together with a commercial use in association with the existing workshop units granted planning permission in 1994. The facilities for non-residential use are the two wc's, one of which is for use by disabled persons. The mower store can be used by the applicant. It is considered that the type of uses

proposed are acceptable for this site and will not conflict with residents on adjoining properties.

- 6.3 The building has been reduced in scale particularly in height. The double garage with pitched roof over is lower in height and reduced in bulk, and the storage area above the garaging area has been reduced in usable floor area by increasing the roof pitch. The siting for the building is also considered acceptable given that the building is still 4 metres away from the eastern boundary of the property, from a distance of 6 metres at present. It is not considered that the relative proximity of the building is a matter that, given the reduced profile of the building and the external finish proposed for the building, would detract from the amenities of the adjoining property nor indeed from this part of the designated Area of Great Landscape Value.

**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. **B01 (Samples of external materials)**  
Reason: To ensure that the materials harmonise with the surroundings.
- 4. **E18 (No new windows in specified elevation)**  
Reason: In order to protect the residential amenity of adjacent properties.
- 5. **E08 (Domestic use only of garage)**  
Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling.

**Informative(s):**

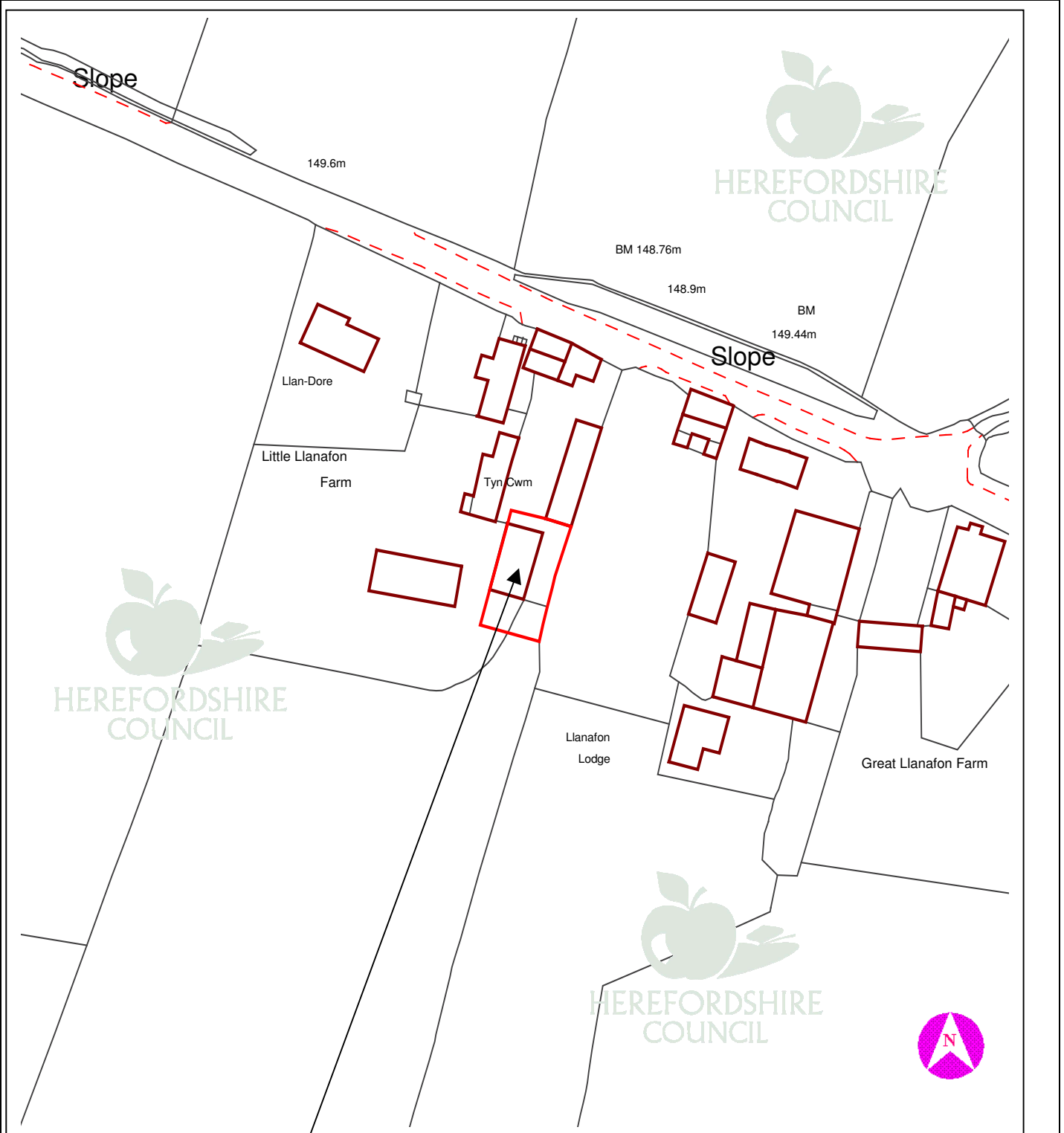
- 1. **N15 - Reason(s) for the Grant of Planning Permission**

Decision: .....

Notes: .....

**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSW2006/0537/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Barn at Little Llanafon Farm, Dorstone, Hereford, Herefordshire, HR3 6AT

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