

10 DCCE2006/1016/F - REPLACE OLD SHED/STORE WITH NEW AT THE FORGE, LITTLE DEWCHURCH, HEREFORD, HR2 6PN**For: Mr. M. Bowen, The Forge, Little Dewchurch, Hereford, HR2 6PN****Date Received: 23rd March, 2006****Ward: Hollington****Grid Ref: 53338, 31833****Expiry Date: 18th May, 2006**

Local Member: Councillor W.J.S. Thomas

1. Site Description and Proposal

- 1.1 This application seeks permission for the retention of a replacement shed/store at The Forge, Little Dewchurch. The application site is triangular in shape and is adjacent to the junction between the C1261 and the U71602 which form the two principal site boundaries. The site is to the south of the village green and an associated modern residential development. Dwellings are located to the west of the application site which has an access off the U71602 on the southern site boundary. The site falls within the settlement boundary of Little Dewchurch and also falls within an area designated as an Area of Great Landscape Value. The store/shed is sited immediately to the north/north east of the dwelling, adjacent to the boundary with the C1261. The building is of timber construction with a render finish to the south and east and a 'reed' covering to the north and west.

2. Policies

2.1 South Herefordshire District Local Plan:

Policy GD1	-	General Development Criteria
Policy C8	-	Development within Area of Great Landscape Value
Policy SH23	-	Extensions to Dwellings

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S1	-	Sustainable Development
Policy S2	-	Housing Requirements
Policy S7	-	Natural and Historic Heritage
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy H18	-	Alterations and Extensions
Policy LA2	-	Landscape Character and Areas Least Resilient to Change

3. Planning History

- 3.1 DCCE2005/0099/F First floor extension. Approved 4th March, 2005.
- 3.2 DCCE2005/3610/F Replacement shed/store. Refused 13th December, 2005.

4. Consultation Summary

Statutory Consultations

4.1 None.

Internal Council Advice

4.2 Traffic Manager: No objection.

5. Representations

5.1 Little Dewchurch Parish Council: No response received.

5.2 Local residents - a single letter of objection has been received from the following source:

- Mr. and Mrs. Beswick, 1 Field Fare, Little Dewchurch.

The comments made can be summarised as follows:

- Visually intrusive and overbearing impact.
- Inadequate design for the area.
- Too close to the road, possible visual distraction to drivers.
- Inappropriate siting, more sensitive locations on site should be considered.
- Precedent could lead to more inappropriate structures such as this.
- Building could be used as residential accommodation.
- Impact upon residential amenities from the use of this building.

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

6. Officers Appraisal

6.1 It is considered that the following issues represent the key points for consideration in the assessment of this proposal:

- Principle
- Design and Scale
- AGLV, Landscape Impact and Visual Amenities

Principle

6.2 South Herefordshire District Local Plan Policy GD1 considers general development criteria. This policy specifies that development should be of a high standard of design and build, contributing to the quality of the built environment of the surrounding area. The importance of the design and impact upon the setting of a development is stressed, together with landscape and highway implications. Policy C8 relates specifically to Areas of Great Landscape Value. This policy stresses that development will only be permitted within such areas where it does not adversely impact upon the landscape and is small in scale and sensitively designed. Policy SH23 relates to extensions to dwellings, however, as this proposal falls within 5 metres of the main dwelling house, consideration of this policy is considered reasonable. This Policy

emphasises that proposals should be acceptable having regard to the scale, mass, design and materials.

- 6.3 Turning to the emerging Herefordshire Unitary Development Plan (Revised Deposit Draft), Policies S1, S2, S7, DR1, DR2, H18 and LA2 reflect the policy stance taken in the adopted South Herefordshire District Local Plan Policies GD1, C8 and SH23.

Design and Scale

- 6.4 The shed/store now found on site replaces a previous shed of more modest proportions sited adjacent to the C1261. The current structure occupies the same site but extends closer to the dwelling than the previous structure, occupying a footprint approximately twice that of the previous shed. The size of the shed/store under construction is not excessive in the general context of domestic outbuildings, however, the siting of this structure is relatively prominent within the landscape and as such the scale of this building was of concern in the previous application in the context of its visual prominence. The building has, however, been revised in the interim and the prominent east and north facing elevations have been clad with a 'reed' layer. The effect of this upon the visual impact of the building is significant with the outbuilding now blending far more easily into the existing boundary treatment. The appearance of the building is also enhanced through this revision with the outbuilding now siting more comfortably within the site and wider area. It is of further note that once the existing hedgerow boundary treatment re-grows the impact of this building will be further reduced. The prominence of the building is reduced considerably through this revision and on this basis, and having regard to the previous shed in this location, it is considered that the design and scale are now acceptable.

AGLV, Landscape Impact, and Visual Amenities

- 6.5 The application site is particularly prominent within the village of Little Dewchurch and is opposite an attractive village green area. The area is generally attractive with a good quality landscape and built environment. The new shed/store is built adjacent to the main through road and the reduction in boundary screening has made the site particularly prominent.
- 6.6 Having regard to the comments relating to the design revisions and scale of this building, and noting the fact that this is a replacement structure with the previous building being equally close to the site boundary, it is considered that this building now preserves the visual amenities of the locality and to the Area of Great Landscape Value/Landscape Least Resilient to Change. Appropriate landscaping conditions will ensure the retention of effective boundary screening.

Other Issues

- 6.7 It is considered that no issues of detrimental impact upon the residential amenities of the locality are associated with this development and no objection has been raised by the Traffic Manager.

Conclusion

- 6.8 On balance, and in recognition of the revisions made to this building, it is now considered that this building represents an acceptable form of development.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. The 'reed' cladding introduced on the east and north facing elevations of the outbuilding approved by virtue of this permission shall be maintained and retained in perpetuity in its current condition unless otherwise approved in writing by the local planning authority.

Reason: In the interests of the visual amenity of the locality.

- 2. Within one month of the date of this permission a scheme of landscaping, including proposals for the management of the roadside hedgerow, shall be submitted to and approved by the local planning authority. All proposed planting shall be clearly described with species, sizes and planting numbers. The landscaping on site shall then be managed in accordance with the approved management plan.

Reason: In order to protect the visual amenities of the area.

- 3. G05 (Implementation of landscaping scheme (general)).

Reason: In order to protect the visual amenities of the area.

Informatives:

- 1. N03 - Adjoining property rights.
- 2. N15 - Reason(s) for the Grant of Planning Permission.

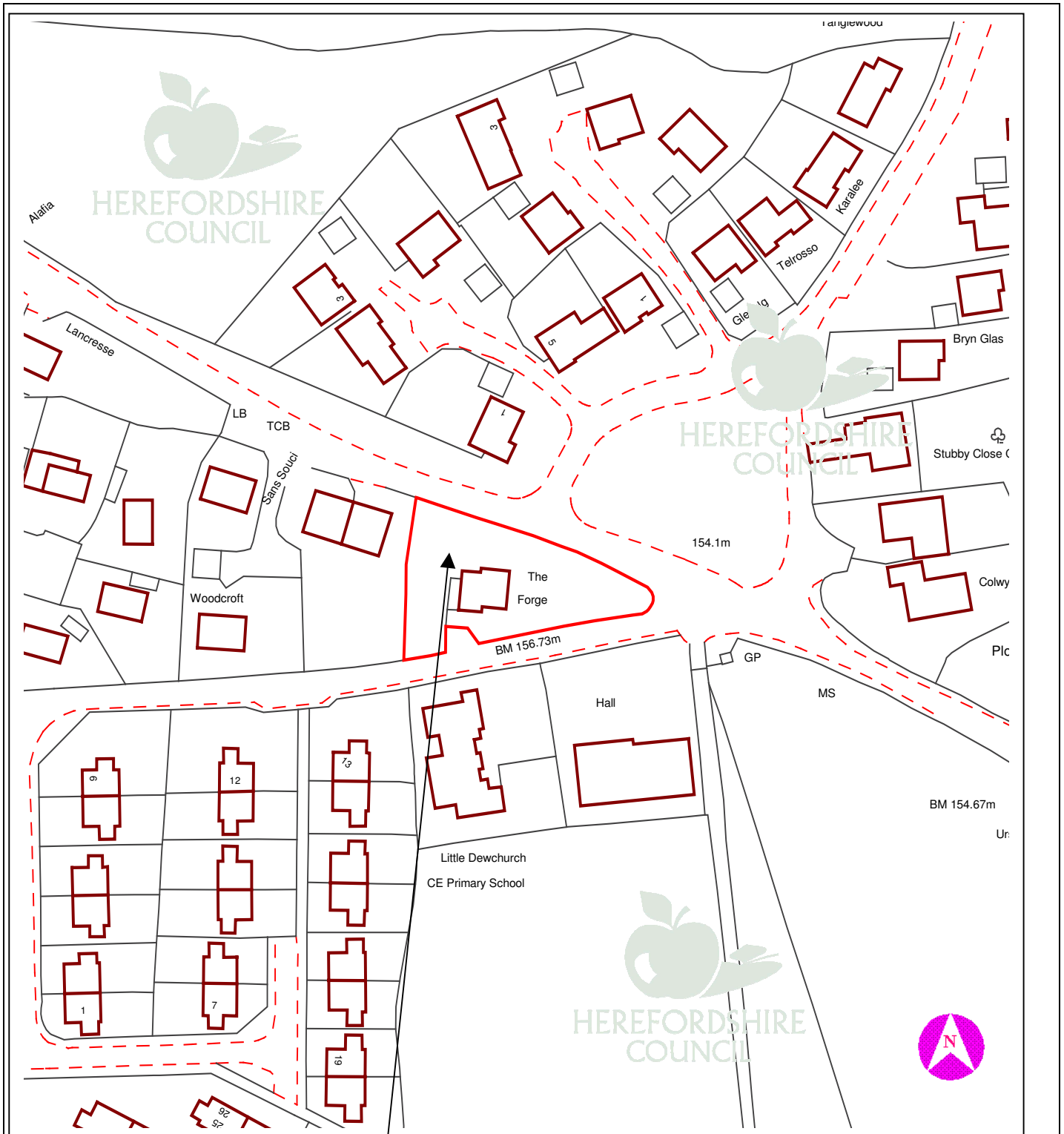
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/1016/F

SCALE : 1 : 1250

SITE ADDRESS : The Forge, Little Dewchurch, Hereford, HR2 6PN

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