

7 DCSE2006/0845/F - LOG CABIN FOR USE AS OFFICE AND VERY OCCASIONAL BLIND SHOWROOM AT BURNT HOUSE, BRIDSTOW, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6QQ.

For: N. Cook, T/A New Blinds, Burnt House, Bridstow, Ross on Wye, Herefordshire, HR9 6QQ.

Date Received: 20th March, 2006 Ward: Llangarron Grid Ref: 57723, 24980

Expiry Date: 15th May, 2006

Local Member: Councillor Mrs. J.A. Hyde

1. Site Description and Proposal

- 1.1 The site lies on the northeastern side of the C1261 Hoarwithy Road at Bridstow, within the Wye Valley Area of Outstanding Natural Beauty. The land levels rise from the southeast to the northwest. Burnt House occupies a long narrow plot, which runs parallel with the road. A mature hedgerow defines the roadside boundary of the site. The vehicular access and parking area that serves the property are located to the southeast of the dwelling.
- 1.2 Retrospective planning permission is sought for the retention of a log cabin, sited to the northwest of the dwelling, and its continued use as an office and showroom (by appointment) in connection with the applicant's blind sales business. The log cabin is of timber construction with a felted, pitched roof, and has a floor area of some 4.7 metres by 4.7 metres and a roof ridge height of 2.5 metres.
- 1.3 Advertisement consent is also sought (application SE2006/0842/A) for a freestanding swing sign at the site.

2. Policies

2.1 Department of Environment

PPS 1	-	Delivering Sustainable Development
PPS7	-	Sustainable Development in Rural Areas
PPG13	-	Transport

2.2 Hereford and Worcester County Structure Plan

Policy CTC1	-	Area of Outstanding Natural Beauty
Policy CTC9	-	Development Criteria

2.3 South Herefordshire District Local Plan

Policy GD1	-	General Development Criteria
Policy C5	-	Development within AONB
Policy ED12	-	Working from Home

2.4 Herefordshire Unitary Development Plan – (Revised Deposit Draft)

Part 1

Policy S1 - Sustainable Development

Part 2

Policy E9 - Home-based Businesses

Policy LA1 - Areas of Outstanding Natural Beauty

3. Planning History

3.1	SE2002/0049/F	Attached single garage and 1st. floor extension	-	withdrawn 1.3.2002
	SE2002/1448/F	Attached single garage and 1st. floor extension	-	granted 4.7.2002
	SE2005/4007/F	Office in garden.(Retrospective application)	-	withdrawn 9.2.2006

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 The Traffic Manager raises no objection to the proposal.

5. Representations

5.1 Bridstow Parish Council has no objection to the application.

5.2 A letter submitted with the application by the applicant states that:

- no longer employ any staff
- showroom is open by appointment, so visitors will be few, if any
- cabin used as an office, telephone calls will be diverted when I am not there
- deliveries are very few, as my business is small, and are made by 'parcel force type vehicles

5.3 Two letters of representation have been received from Ms J G Taylor, owner of Willows and the owner/occupier of Merryweather, Bridstow. The main points raised are:

- Property already been used as an office/showroom, this is out of order in this location
- Increase in traffic, both vehicular and pedestrian, is exceedingly dangerous, if the business succeeds this will get worse. Delivery vehicles obstruct the fast road. Mason's potatoes vans, cars and tractors already mean more traffic than the area should sustain
- Proposal should be considered alongside SE2006/0814/F (new access and parking at Foxdale)

- Affects my property (Willows), making access more hazardous. Vehicles from Burnt House both turn in the drive and park on the verge
- Willows is my main source of income, as a holiday let. Having a business opposite will be detrimental to this.
- Fear that a small country property is stealthily becoming an industrial unit, to the detriment of the AONB

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

6. Officer's Appraisal

- 6.1 The main issues are the principle of a business use in this location, the effect upon residential amenity, the impact upon highway safety and the impact upon the Wye Valley Area of Outstanding Natural Beauty.
- 6.2 Planning policies ED12 of the Local Plan and E9 of the Unitary Development Plan (Revised Deposit Draft), in principle consider the operation of small businesses from home favourably. The nature of the applicant's business is such that the log cabin would be principally used as an office, but on occasion and by appointment customers could visit to view samples of the products available. The business is a 'one-person' business, as the applicant does not employ any staff. A small 'parcel force' type vehicle would make delivery of the blinds and the applicant would then take them to the customer's home to be fitted. On this basis it is considered that the business is small and therefore falls within the scope of the policies. The policies require that the business is of a scale that would not create adverse amenity problems to neighbouring dwellings/land uses. Due to the limited number of customers that would visit the site and the predominantly office use of the building, it is considered that the use would not adversely impact upon the living conditions of neighbouring properties and would be compatible with the land uses in the surrounding area.
- 6.3 Taking into account the nature of the business and type of delivery vehicles it is considered that it would not generate a significant increase in vehicular traffic, such that it would have a harmful impact upon the free flow of traffic or safety. The type of delivery vehicles is the same as for home deliveries and their frequency would not be unduly excessive. There is sufficient parking within the site to accommodate the few, infrequent visitors to the site. Planning application SE2006/0814/F for a new access to serve Foxdale, referred to by the objector has been refused planning permission.
- 6.4 By reason of the siting, design and height of the log cabin and the mature hedgerow to the roadside boundary the building is not prominent in either the rural street scene or the Wye Valley Area of Outstanding Natural Beauty. If the business were to cease the building could easily and appropriately be used incidentally to the use of the dwelling.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 The log cabin hereby approved and the dwelling known as Burnt House shall not be sold or leased separately from each other.**

Reason: In order to protect the residential amenity of the occupiers of Burnt House and in the interests of highway safety.

2. The use of the log cabin shall be restricted to an office and showroom use in connection with the applicant's business or for purposes incidental to the enjoyment of the dwellinghouse as such.

Reason: To control the nature of the business in the interests of residential amenity and highway safety.

Informative:

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

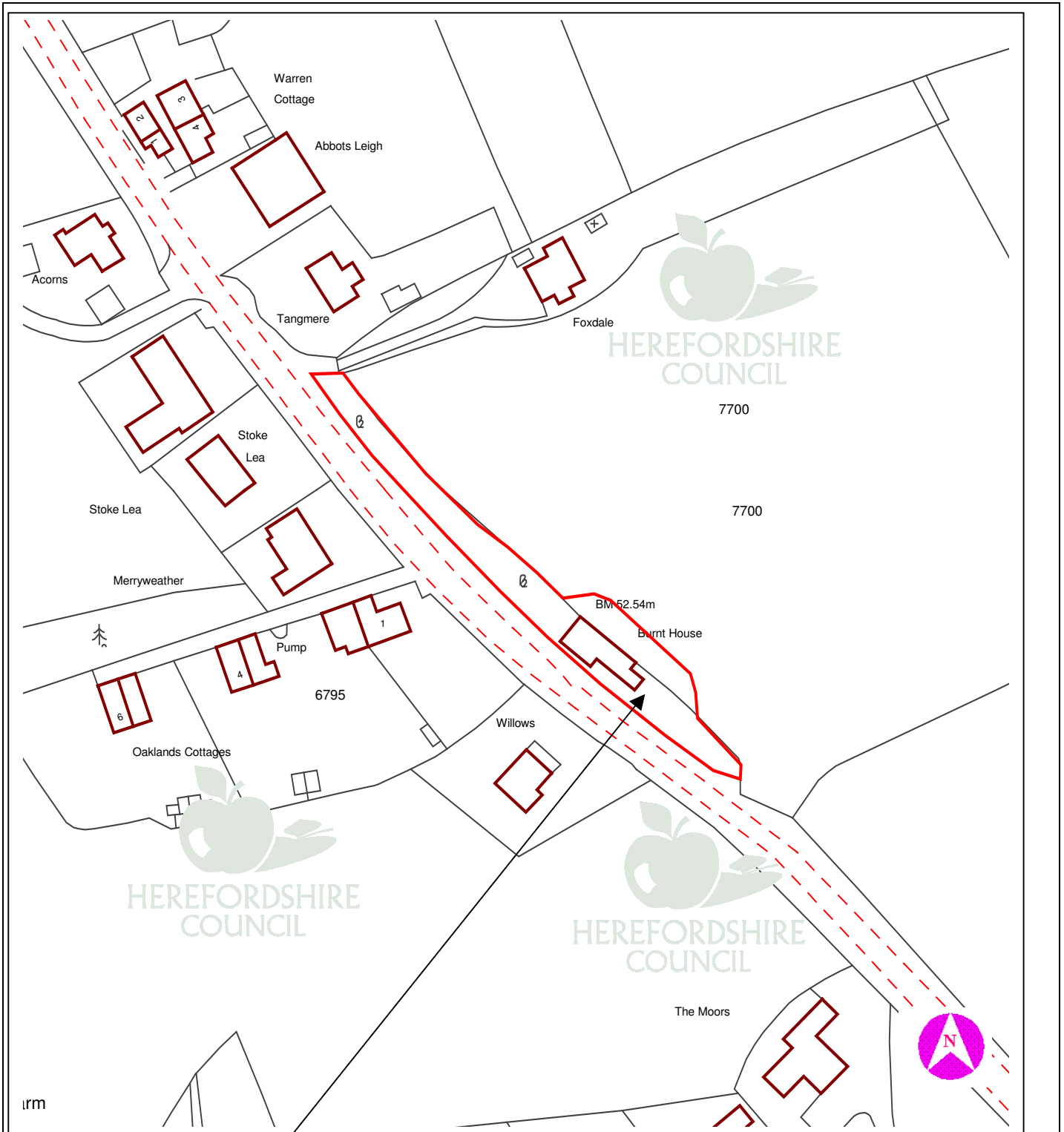
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/0845/F

SCALE : 1 : 1250

SITE ADDRESS : Burnt House, Bridstow, Ross-on-Wye, Herefordshire, HR9 6QQ

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