

6 DCSE2006/2038/F - ERECTION OF TIMBER WORKSHOP TO REPLACE EXISTING DERELICT CHICKEN HOUSE, BROADFIELDS, ASTON INGHAM, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7LP.

For: L. Tucker, Broadfields, Aston Ingham, Near Ross-on-Wye, HR9 7LP.

Date Received: 14th June, 2006

Ward: Penyard

Grid Ref: 68018, 23380

Expiry Date: 9th August, 2006

Local Member: Councillor H. Bramer

1. Site Description and Proposal

1.1 Broadfields is located on the north side and set well back from the B4222, to the west of Aston Ingham. On the south-east side of the drive is a large barn and chicken house. It is located in open countryside designated as being of Great Landscape Value. The site is well screened from the B4222.

1.2 This application proposes single storey timber clad building to be used as a workshop/gym for personal use under a bitumen shingle roof that will replace the chicken house.

2. Policies

2.1 Planning Policy Statement

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

2.2 Hereford and Worcester County Structure Plan

Policy H.16A	-	Housing Development in Rural Areas Development Criteria
Policy H.20	-	Housing in the Open Countryside
Policy CTC.2	-	Development within Areas of Great Landscape Value
Policy CTC.9	-	Development Criteria

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 Areas of Great Landscape Value
Policy SH.23	-	Extensions to Dwellings

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy DR.1	-	Design
Policy H.7	-	Housing in the Countryside Outside Settlements
Policy H.18	-	Alterations and Extensions
Policy LA.2	-	Landscape Character and Areas Least Resilient to Change

3. Planning History

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|-----|-----------------|---------------------------------------|---|-------------------|
| 3.1 | 36171 | Agricultural dwelling | - | Approved 15.05.73 |
| | SH892017PF | Removal of agricultural condition | - | Approved 07.02.90 |
| | DCSE2006/0057/F | Extension and alterations to bungalow | - | Approved 16.02.06 |

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Traffic Manager - no objection.

5. Representations

- 5.1 Aston Ingham Parish Council comment:

- “1. The application states that the proposed new building is a replacement for the derelict chicken house. However, it appears to be larger than the existing building, on a different site, and is for a markedly different use. The Parish Council's view is that this should be regarded as a new building/development, and that the demolition of the chicken house is incidental to the application.
2. It is proposed that the building will be used as a workshop and gym. However, application DCSE2006/0057/F, which was recently granted planning permission, included a substantial area designated as a gymnasium.
3. With regard to the proposed use as a workshop, there is no indication as to what activity will be carried on there, other than for 'personal use'. The Parish Council feels that this should be investigated to establish the exact nature of the proposed use, and in particular whether this would involve any commercial activity, which, in our view, should not be permitted.
4. The appearance of the building tends to suggest that some form of residential use may be envisaged, particularly as it is proposed to connect mains water and foul drainage. As the Parish Council observed in our comments in response to application DCSE2006/0057/F, the property has already been extended far beyond the original footprint, and the last application included an additional and substantial semi-self-contained bedroom/bathroom annexe. If the Council is minded to give permission for this structure, then it is the Parish Council's view that strict conditions as regards use should be applied, and residential use specifically excluded.

In general terms, the Parish Council is not in favour of this proposal as the site has already undergone substantial redevelopment.”

6. Officer’s Appraisal

- 6.1 This application is for a timber clad workshop building that will be in place of a derelict chicken house that is located close to the entrance drive to Broadfields. The building will be used for purposes incidental to the enjoyment of Broadfields, as a workshop/gym.
- 6.2 While, the site is located outside the residential curtilage of Broadfields the building will be adjacent to a large agricultural building, in a position that it is well screened from the adjoining B4222 by dense hedgerow planting. The site cannot be seen from a public viewpoint. As such it is not considered a free-standing building in this position will harm the rural character of the area or cause harm to acknowledged visual qualities of the area.
- 6.3 When planning permission was granted for extension under reference DCSE2006/0057/F a bedroom and study in the existing bungalow was to be altered to a gym. Regardless of the comments from the PC this did not form part of the planning permission and there is no requirement for the applicant to accommodate the gym within the existing bungalow.

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. **The workshop building hereby permitted shall be used solely for purposes incidental to the enjoyment of the dwelling known as Broadfields and not for the carrying out of any trade or business.**

Reason: To ensure that the workshop is used only for purposes ancillary to the dwelling.

Informative(s):

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

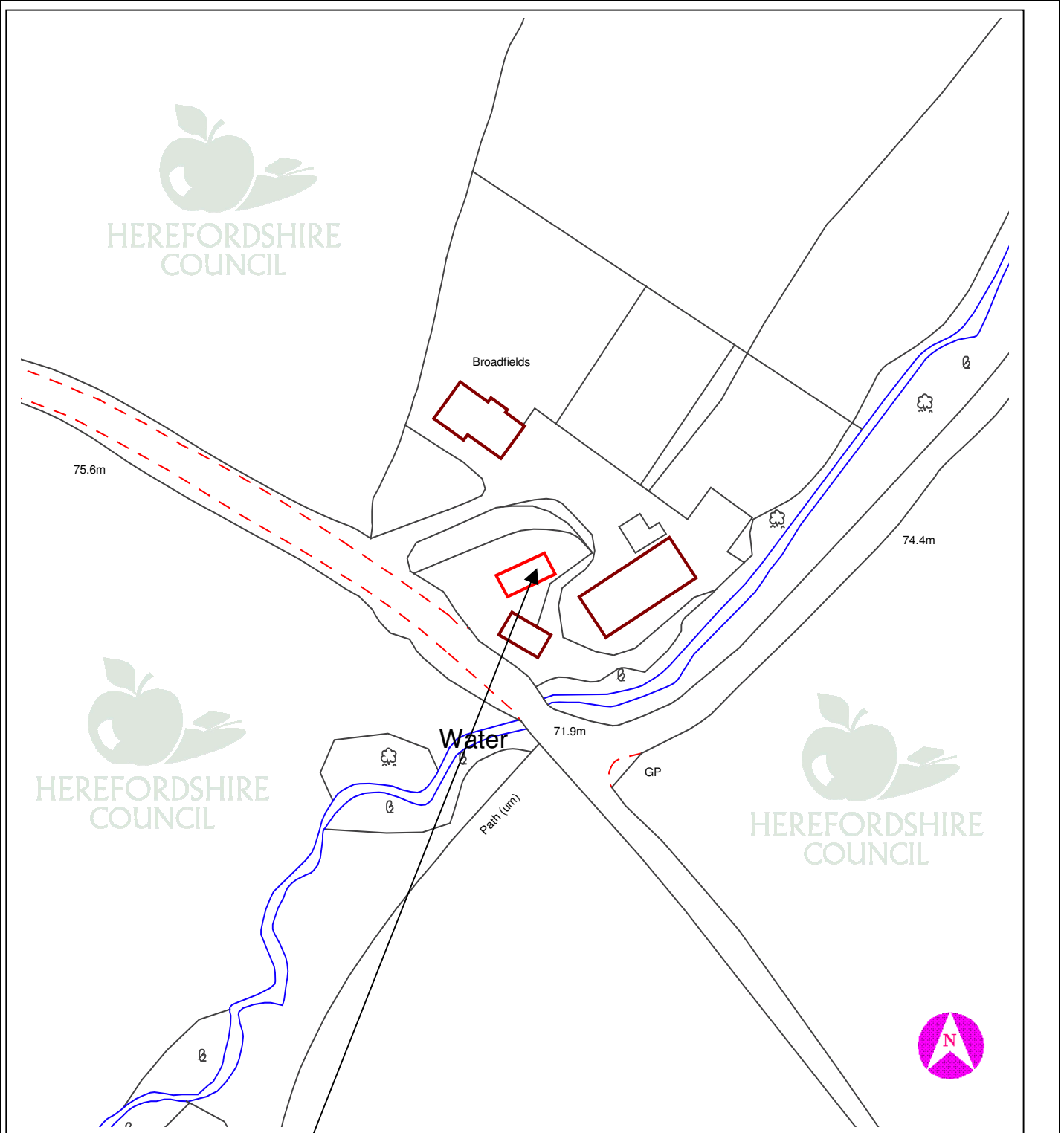
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/2038/F

SCALE: 1 : 1250

SITE ADDRESS: Broadfields, Aston Ingham, Ross-on-Wye, Herefordshire, HR9 7LP

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