

DELEGATED DECISION REPORT

APPLICATION NUMBER 132986/F

Sycamore Place, Woonton, Hereford, HR3 6QL

CASE OFFICER: Mr P Mullineux

DATE OF SITE VISIT: November 25th 2013.

Relevant Development S1, S2, DR1, DR2, DR3, DR4, E13, E15, LA2, NC1.
Plan Policies:

Relevant Site History: 132686/CE.

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	Y		Y		
Transportation	Y	Y			
Historic Buildings Officer					
Ecologist/Landscape Officer					
Environmental Health					
Environment Agency					
Forward Planning					
PROW					
Neighbour letter/ Site Notice	Y	Y			
Other					
Local Member	Y		Y		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Located in open countryside, the application site consists of a detached two-storey timber framed dwelling and small holding with various rather dilapidated structures located to the rear of the dwelling which abuts the C1079 public highway.

Application proposes a general purpose timber framed agricultural building for the storage of agricultural equipment and also for use as an animal shelter.

Representations:

Almeley Parish Council raises no objections.

Pre-application discussion:

Pre-application advice took place with Mr. C. Brace, Senior Planning Officer who indicated his support in principle for the proposed development subject to pre-application enquiry ref: 132686/CE.

Constraints:

None.

Appraisal:

Application proposes a timber framed general purpose agricultural building for use as agricultural storage as well as for the housing of livestock.

The proposed development is considered acceptable in principle with consideration to the location for the proposed development which will be situated to the rear of the applicants dwelling and considered acceptable on landscape impact issues.

The proposed development also considered acceptable on residential amenity and privacy issues as well as issues of a public highway nature.

The building appears to be required in relationship to agricultural activities on a registered small holding and as such is considered acceptable with consideration to justification as put forward, scale and design of the proposed building in relationship to the dwelling it will be associated with, and impact on the surrounding landscape.

With the above taken into consideration the proposed development on balance is considered acceptable and in accordance overall with relevant policies in the Herefordshire Unitary Development Plan and the National Planning Policy Framework as well as the Draft Core Strategy.

The recommendation is therefore one of approval under the Council's scheme of delegation.

Local member raises no issues with regards to delegated procedure.

RECOMMENDATION: **PERMIT** ☒ **REFUSE** ☐


CONDITION(S) & REASON(S) / :

(please note any variations to standard conditions)

1. C01
2. C06 (Site plan – proposed – drawing number 00-02, floor plans –proposed – drawing number 20-01, elevations – proposed – drawing number 20-02, elevations and cross section plan – proposed – drawing number 20-03).
3. C19 (dark green).

Informatives

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Signed:  Dated: December 17th 2013.

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

☐

Signed:  Dated: 17/12/13

REASON FOR DELAY (if over 8 weeks)

Negotiations

☐

Consultees

☐

Other

☐

(please specify)