

PLANNING PERMISSION

Applicant:

Mr Martin King
Sonas House
Nunnington
Herefordshire
HR1 3NJ

Agent:

Mr Daniel Forrest
Court Cottage
Bartestree
Hereford
HR1 4DA

Date of Application: 27 April 2012

Application No: S121263/FH

Grid Ref: 355034:243136

Proposed development:

SITE:

Sonas House, Nunnington, Hereford, Herefordshire HR1 3NJ

DESCRIPTION:

Proposed external works to include new access walls and gate, new boundary treatment, alter woodstore to form carport, new tarmac area, greenhouse and potting shed.

THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice in pursuance of the provisions of the above Acts that PLANNING PERMISSION has been GRANTED for the development described above in accordance with the application and plans submitted to the authority subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

- 2 The development shall be carried out strictly in accordance with the approved plans except where otherwise stipulated by conditions attached to this permission.

Reason. To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with Policy DR1 of the Herefordshire Unitary Development Plan.

- 3 No development shall take place until details or samples of materials to be used externally on walls and roofs have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy DR1 of the Herefordshire Unitary Development Plan.

- 4 Before the gates are erected the details thereof shall have been submitted to and approve in writing by the Local Planning Authority. The gates shall be installed in accordance with the approved details.

Reason. In order to secure compliance with Policy HBA4 and safeguard the setting of the adjacent listed buildings.

Reason for Approval:

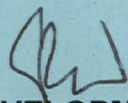
- 1 There are no highway objections to the proposed wall adjacent to the access. The design of the wall and other buildings do not unreasonably impact upon the setting of the listed buildings. It is considered that they are reasonably required for ancillary residential purposes. As a consequence it is considered that the proposal complies with policies H18 DR2, DR3 and HBA 4 of the Herefordshire Unitary Development Plan and the National Planning Policy Framework.

Informatives:

- 1 The applicant is reminded that all buildings are limited to uses ancillary to the enjoyment of the residence, Sonas House, only.

Planning Services
PO Box 230,
Hereford,
HR1 2ZB

Date: 21 June 2012


DEVELOPMENT MANAGER

YOUR ATTENTION IS DRAWN TO THE NOTES BELOW

Notes

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. In particular consent may be required under the Building Regulations.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within 6 months of the date of this notice, using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.