

DELEGATED DECISION REPORT

APPLICATION NUMBER

180257

Temple House Farm, Ashley Moor, Orleton, Ludlow, SY8 4JJ

CASE OFFICER: Mr Adam Lewis
DATE OF SITE VISIT: 14th February 2018

Relevant Development **Herefordshire Local Plan Core Strategy**
Plan Policies: SS1, SS4, SS6, SD1, LD1, LD2, MT1

National Planning Policy Framework

**Orleton and Richards Castle Neighbourhood Development
Plan – Made**

Relevant Site History: **None relevant**

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	✓		Support		
Transportation	✓		✓		
Ecologist	✓	✓			
Neighbour letter/ Site Notice	✓	✓			
Natural England	✓		✓		
Local Member	✓		✓		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The application relates to a dwelling found in the open countryside approximately half a kilometre to the south-west of Orleton. Temple House is a detached dwelling of red brick which is set within a generous curtilage. An adjoining field also falls within the same ownership. The site is accessed off the adjacent unclassified road known as Ashley Moor.

The application seeks consent for the change of use of the land from agricultural to equestrian and the erection of a stable building. The building would be sited to the south west of the house and would measure 8m x 10m x 4m to the ridge. Externally the building would be finished in green profiled metal sheeting. The application confirms the stables would be used for private purposes only and not as part of a business.

Representations:

The **Local Member** has no objections and is happy with a delegated decision.

The **Parish Council** supports the proposal.

The **Transport Engineer** has no objections.

Natural England have no objections.

No other representations have been received.

Pre-application discussion:

None sought

Constraints:

Open Countryside

Appraisal:

The application will be considered against the relevant policies of the Herefordshire Core Strategy. The Framework is also a significant material consideration, and the recently made Orelton and Richards Castle Neighbourhood Plan forms part of the local development plan.

The application proposes the change of use of land to equestrian and the erection of a new stable building to support this. The main issues to consider are the impact of the development upon the landscape, neighbouring amenity and the highways network.

Policy SD1 of the Core Strategy is of relevance to the new building, and requires that proposal should be designed to maintain local distinctiveness through detailing and materials, respecting scale, height, proportions and massing of surrounding development. Proposals should also safeguard neighbouring amenity in accordance with the NPPF. Policy LD1 is also of pertinence, and requires that proposals demonstrate that the development has been positively influenced by the character and appearance of the landscape.

The proposed stables are of an appropriate scale, and the building is of a design and appearance one would expect for a structure of this nature. It would be sited approximately 50m to the south west of the host dwelling in the corner of the neighbouring field, with a mature hedge running to the east and a small area of trees being found to the south. This siting is considered to be appropriate, with the stables being set against a backdrop of existing vegetation when viewed from the adjacent highway and being close enough to the main dwelling to ensure it does not appear as isolated new development. The building would not be visually prominent within the wider landscape or from public vantage points, and therefore no demonstrable harm would occur. No conflict with SD1 or LD1 is therefore found.

The proposal site is not proximal to any other residential properties and the nature of the scheme is not one which is likely to give rise to any amenity issues, for instance through noise or nuisance. No adverse impact in this regard would therefore occur and the proposal would accord with SD1 in this sense.

Core Strategy policy MT1 is of relevance in considering the highways implications of the proposal. In this case the stables would be accessed via the existing residential access and the building would be used for private use only. It is not therefore considered that the proposal would lead to intensification in traffic movements which would have any adverse impact upon the safety or capacity of the highways network. No conflict with MT1 is therefore found, and a condition will be attached restricting the use of the building and land to non-commercial purposes only. A condition will also be attached tying the stables to the dwelling in order to ensure the character and amenity of the area and satisfactory highways arrangements are maintained.

In light of the preceding appraisal, the proposal is considered to constitute an acceptable form of development which would accord with relevant planning policy. The application is accordingly recommended for approval.

The local member has been updated and had no objection to the scheme or a delegated decision.

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

CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:
(please note any variations to standard conditions)

1. C01
2. C08 – Amended plan 12/2017/03a received 27th March 2018 and the schedule of materials indicated thereon.
3. The stable building and land subject of this permission shall be used to accommodate the applicant's own horses only and shall not be used for any commercial riding, breeding, training or other equestrian enterprise.

Reason: In order to safeguard the character and amenity of the area, to maintain highways safety, and to comply with Policies SD1, LD1 and MT1 of the Herefordshire Local Plan – Core Strategy [and the National Planning Policy Framework].

4. The stables hereby approved and the dwelling known as Temple House Farm shall not be sold, leased or let separately from each other.

Reason: To ensure the site is used for the specific use applied for, to safeguard the character and amenity of the host dwelling and the wider area, and to comply with Policies SD1, LD1 and MT1 of the Herefordshire Local Plan – Core Strategy [and the National Planning Policy Framework].

Informatives

1. PP1

Signed: A. M. L. Dated: 28th March 2018

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

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Signed: kol. Dated: 28/3/18