

DELEGATED DECISION REPORT

APPLICATION NUMBER P142998FH

Walnut Cottage, Walford, Ross-On-Wye, HR9 5SD

CASE OFFICER: Mr Roland Close

DATE OF SITE VISIT:15th October 2014.....

Relevant Development

Plan Policies: DR1, H18
and LA2

Relevant Site History: None considered being directly relevant to consideration of this case.

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council				*	
Neighbour letter/ Site Notice		*			
Local Member			*		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal: This application relates to a detached house in the grounds of a property known as 'Lambourne House', Mill Lane, Kilcot within the Parish of Aston Ingham. The site lies within the open countryside in policy terms.

The main existing house is set back and at 90 degrees from the lane.

The owners / occupiers of the house also own the Orchard / smallholding area to the south.

In essence the proposal has two elements to it:-

- A revised single storey front extension to the house, and a slight alteration to the single storey element that links the garage to the house by matching up the eaves and ridge; and
- The erection of a detached outbuilding to be used as a wood store/ workshop, potting shed over winter store, equipment / tractor store and apple coo store.

Rather than describe the proposals in more detail I refer one to the plans under consideration.

Representations: The Parish Council comments on the original proposal were that they had no objections to the revisions to the house but had some concern with regard the size of the outbuilding. The Parish Council have not responded to the revised plans that resulted in a differing / reduced size of outbuilding.

No objections have been received from local residents.

Pre-application discussion: None

Constraints: Open countryside

Appraisal: Development Plan policies allow for appropriately designed extensions to existing dwellinghouses and erection of outbuildings within their curtilages.

The replacement front extension is considered to be an improvement over the existing flat roofed front addition. The minor alteration to the link between the house and the garage is also considered to be acceptable.

The siting, design and appearance of the proposed outbuilding is also considered to be acceptable. Given the existing orchard / smallholding it seems logical to erect an outbuilding to facilitate its management. It should be noted that to the north of the application site, is a similarly scaled large but low outbuilding.

This outbuilding is not considered to have any adverse landscape impact.

As a consequence I recommend accordingly.

The local ward member does not object.

RECOMMENDATION: PERMIT ☒ REFUSE ☐

CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:

- 1) C01 – time Limit for Commencement (Full Permission)
- 2) The development shall be carried out in strict accordance with the following approved plans (including the materials specified thereon):-
 - Application Site Plan (scale 1:1250) received 1st October 2014;
 - Proposed Block Plan – Reference 1531 3000a (Scale 1:500) received 15th December 2014;

- Proposed Plans & elevations of House – Reference 1531 5000e (Scale 1:100) received 15th December 2014;
- Proposed Outbuilding – Reference 1531 7000G (Scale 1:50) received 15th December 2014

and thereafter maintained to the satisfaction of the Local Planning Authority;

Reason: - To ensure adherence to the approved plans and to safeguard the character and appearance of the countryside, in accordance with policies DR1, H18 and LA2 of the Herefordshire Unitary Development Plan 1990;

Informatives

Statement of Positive & Pro-active Working - 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. Negotiations in respect of matters of concern with the application (as originally submitted) have resulted in amendments to the proposal. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

R.C.

Signed:

Dated: ...15/1/15.....

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT ☒

REFUSE ☐

QW

Signed: Dated: 15 January 2015