

PLANNING PERMISSION

Applicant:

Mr K. Dover and S. Wilmer
Sparrows Corner
Dancing Green
Bailey Lane End
Herefordshire
HR9 5TR

Agent:

Date of application: 21st March 2007

Application code: **DCSE2007/0881/F**

Grid ref: 63969,20550

Proposed development:

SITE: Sparrows Corner, Bailey Lane End, Ross-on-Wye, Herefordshire, HR9 5TR
DESCRIPTION: Kennel unit for hobby show dogs.

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 external cladding on the building hereby approved shall be stained a matt, dark colour, details of which shall first be submitted to and agreed in writing with the local planning authority before development commences.

Reason: To protect the visual amenities of the area.

3. The number of dogs over twelve months of age housed in the kennel hereby permitted or otherwise kept at Sparrow's Corner shall at no time exceed ten in total.

Reason: In order to protect the amenity of nearby properties.

4. No dogs other than those of Corgi breed shall be housed in the kennel hereby permitted.

Reason: To enable the impact of any other breed to be assessed in order to protect the amenity of the occupiers of nearby properties.

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5. The kennel hereby permitted shall be used to accommodate the applicants' own dogs only and shall not be used for any commercial breeding or boarding enterprise.

Reason: In order to protect the amenity of occupiers of nearby properties and in the interests of highway safety.

6. Before development commences details of the size and height of the external runs and the materials to be used in their construction shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To protect the visual amenities of the area.

INFORMATIVES:

1. For the avoidance of any doubt the plans for the development hereby approved are as follows:

Drawings received 21 March 2007.

2. The decision to grant planning permission has been taken having regard to the policies and proposals in the Herefordshire Unitary Development Plan 2007 set out below, and to all relevant material considerations including Supplementary Planning Guidance:

DR13 - Noise

H18 - Alterations and Extensions

LA2 - Landscape Character

This informative is only intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report by contacting The Hereford Centre, Garrick House, Widemarsh Street, Hereford (Tel: 01432-261563).

Southern Planning Services
PO Box 230
Hereford
HR1 2ZB

Decision Date: 29th May 2007


Team Leader - South

YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF

Imp.

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 the Council's decision. Both the date of the decision and the date of the application are clearly shown on the front of this notice. Forms are available from the Planning Inspectorate at Room 3/08B Kite Wing, 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.