

## PLANNING PERMISSION

**Applicant:**  
Mr I Smith  
C/O Agent

**Agent:**  
Mr T Margrett  
Green Cottage  
Hope Mansel  
Ross-on-Wye  
Herefordshire  
HR9 5TJ

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Date of application: 22nd January 2008

Application code: **DCSE2008/0151/F**

Grid ref: 58245,18830

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Proposed development:

**SITE:** Sycamore House, Kerne Bridge, Ross-on-Wye, Herefordshire, HR9 5QT  
**DESCRIPTION:** Conversion and extension of outbuilding to form annexe.

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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.

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

2. 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.

3. The ancillary accommodation and the dwelling known as Sycamore House shall not be sold or let separately from each other.

Reason: It would be contrary to the policy of the local planning authority to grant consent for a separate dwelling in this location.

4. The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Sycamore House.

Reason: It would be contrary to the policy of the local planning authority to grant planning permission for a separate dwelling in this location.

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Informative(s):

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

Drawing numbers 1346.00 and 1346.02


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:

Policy S2 - Development Requirements  
Policy H18 - Alterations and Extensions  
Policy LA1 - Areas of Outstanding Natural Beauty

This informative is only intended as a summary of the reasons for 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: 4th March 2008**

  
M Team Leader – South

YOUR ATTENTION IS DRAWN TO THE FOLLOWING NOTES

**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.