

DELEGATED DECISION REPORT

APPLICATION NUMBER

170853

Salt Box Barn, Wellbrook Barn Farm, Peterchurch, Hereford, HR2 0ST

CASE OFFICER: Mr Fernando Barber-Martinez

DATE OF SITE VISIT:4/4/ 2017.....

Relevant Development Plan Policies: National Planning Policy Framework.

Herefordshire Local Plan: Core Strategy Policies LD1, SD1, LD4, MT1.

Peterchurch NDP not yet Regulation 14 stage (no material weight in decision making).

Relevant Site History:

162544 3 Detached garages (refused).

SW2002/2459/F Conversion of redundant barn to a dwelling: restoration of disused cottage to form dwelling, erection of garage and car port: *Approved*

DCSW2004/0903/U Use of cottage as dwelling: *Refused*

DCSW2004/3017/F Proposed replacement dwelling: *Approved*

CONSULTATIONS

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

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Salt Box Barn is a traditional barn conversion located at Stockley Hill, between Peterchurch to the west and Madley to the east. The planning unit comprises Salt Box Barn and associated garden and parking space. The site sits within a very modest collection of dwellings and outbuildings.

The proposal is for a workshop to the side of the dwelling on the footprint of part remains of an outbuilding. This is shown to be of wooden frame construction with horizontal weatherboarding and slate roof with brick plinth floor with small opening on the elevation towards the dwelling only.

Representations:

CIr Price: No objection to recommendation.

Peterchurch Parish Council: Resolved by majority to support the application with the caveat that the workshop is solely for domestic use and not for commercial purposes.

Highway Engineer: Proposal acceptable (no conditions and / or informatives required)
No highway implication.

Pre-application discussion:

With Mr Tompkins by telephone.

Constraints:

None to site.

Appraisal:

The proposed design of what is a modest outbuilding sits well with the barn conversion and adjoining two storey dwelling set back further into the site. The barn conversion is not listed as a heritage asset. This does not give rise to any adverse neighbouring amenity implications from overlooking or overshadowing nor from its use as a household related workshop. No new parking or highway implications arise at this location.

RECOMMENDATION: **PERMIT** **REFUSE**

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

(please note any variations to standard conditions)

1. C01.
2. C06 Drawings received 9 March 2017
3. C13
4. C58

Informatives

1. PP1.

FBM,

Signed: Dated:09/05/2017.....

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

REFUSE



Signed: Dated: 9 May 2017