

**CASE OFFICER: Mr Fernando Barber-Martinez**

**Relevant Development Plan Policies:** GPDO 2015 (as amended) Part 6 Prior Notification.

## CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Local Member (Cllr J Johnson)	x	x			

**PLANNING OFFICER'S APPRAISAL:**

Site description and proposal:

The application site comprises a farmstead to the north of the C1232, c. 350 metres north of Kilpeck. This is for an infill building between two existing buildings (housing goats) and measures some 101 square metres.

The recent building permission 170842 (within 2 years of this proposal) involved a floor area of 13 metres by 15 metres in plan (approximately 209 sq metres).

The previous permission plus present permission would allow for 310 square metres of floor space within the previous two years (below 465 sq metre threshold).

Pre-application discussion:

None.

Constraints:

Not Article 2(3) land. Off C1232 road..

Appraisal:

The proposal is for a 101 sq metre footprint infill building with grey fibre cement roof and uses typical agricultural external finishes. The building is beyond 25 metres from a metalled C road (over 25 metre requirement). Taken together with the previous permission, the proposal allows for 310 square metres which is below 465 sq metre threshold (within 2 years).

The siting, design and appearance of the proposal is acceptable given that for the most part it is an infill between two existing buildings on site. This has no wider landscape implication.

The submitted details comprise agricultural activities and is not excluded development under Part 6 Class A1. (a-k) in this instance.

The proposal therefore constitutes permitted development, and prior approval of siting and design is not necessary at this location given the above context.

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

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

PRIOR APPROVAL NOT REQUIRED.


PERMIT AS PER DRAWING RECEIVED 22nd May /2017.

FBM

Signed: ..... Dated: 31/05/2017

**TEAM LEADER'S COMMENTS:**

**DECISION:**    **PERMIT** ☒    **REFUSE** ☐

Signed:  ..... Dated: 1 June 2017 .....

