

PLANNING PERMISSION

Applicant:

Mr & Mrs M Bailey
Whitecross Farm
Bridstow
Ross-on-Wye
Herefordshire
HR9 6JU

Agent:

Patricia Smart Designs
Stone End Farm
Churcham
Gloucester
GL2 8AA

Date of application: 17th January 2007

Application code: **DCSW2007/0146/F**

Grid ref: 49139,23385

Proposed development:

SITE: Furnace Farm Barns, St. Weonards, Hereford, Herefordshire, HR2 8NZ
DESCRIPTION: Revision of previously approved application to convert barns for work/live accommodation with new carport in addition.

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. No development shall take place until details or samples of materials to be used externally on walls and roof of the car-port, the roof of the Dutch barn and all other slate 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. Notwithstanding the provisions of paragraph 3(1) and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking or re-enacting that Order with or without modification), no development which would otherwise be permitted under Classes A, B, C, D, E and H of Part 1 and of Schedule 2, shall be carried out without the prior written consent of the local planning authority.

Reason: To ensure the character of the original conversion scheme is maintained.

4. Before any work commences on site full details of all new windows, external doors and frames (including materials and finish) and screens and all other external joinery shall first be submitted to and be subject to the prior written approval of the local planning authority.

Reason: To ensure the development is satisfactory in appearance.

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5. Before any work commences on site details for all new flues, vents, paved areas, fencing and walls shall first be submitted to and be the subject of the prior written approval of the local planning authority.

Reason: To ensure the development is satisfactory in appearance.

6. The existing plaque on the external wall of southern-most barn, elevation D (drawing 06/17/03) shall be retained to the satisfaction of the local planning authority.

Reason: To protect the character and fabric of the original building.

7. The car-port hereby permitted shall be used solely for the garaging of private vehicles and for purposes incidental to the enjoyment of the dwelling house as such and not for the carrying out of any trade or business.

Reason: To ensure that the car-port is used only for the purposes ancillary to the dwelling.

Informative(s):

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

Drawing nos. 06/17/01, 06/17/02, 06/17/03, 06/17/04

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

Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy DR.1 - Design

Policy HBA.4 - Setting of Listed Buildings

Policy HBA.12 - Re-use of Rural Buildings

Policy HBA.13 - Re-use of Rural Buildings for Residential Purposes

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: 1st March 2007


Team Leader - South

YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF

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.