

DELEGATED DECISION REPORT

APPLICATION NUMBER

173314

Homeland, Haynall Lane, Little Hereford, Ludlow, SY8 4BG

CASE OFFICER: Mr Alastair Wager
DATE OF SITE VISIT: 2nd November 2017

Relevant Development Plan Policies:

**National Planning Policy Framework
Paragraph 32**

Herefordshire Local Plan – Core Strategy

RA6 – Rural Economy

E4 – Tourism

SS1 – Presumption in favour of sustainable development

SD3 – Sustainable water management and water resources

SD4 – Waste water treatment and river water quality

LD1 – Landscape and townscape

SD1 – Sustainable design and energy efficiency

Brimfield and Little Hereford Group Neighbourhood Development Plan - made 22 July 2016

BLH8 – Building Design Principles

BLH18 – Developments Supporting Rural Enterprise

Relevant Site History:

162786/U - Certificate of lawfulness for existing use as residential dwelling in breach of agricultural occupancy condition – withdrawn

N110392/F - Proposed material and fenestration alterations to previously approved replacement dwelling. Dependant relatives accommodation annexe to replace previously approved double garage (DCNC2008/1315/F) – Approved subject to conditions.

DCH950725/F - erection of dwelling on pp 1971, Haynall lane, Brimfield – Approved Subject to conditions

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X		X		
Transportation	X			X	
Ecologist	X		X		
Site Notice	X	X			
Severn Trent	X		X		
Welsh Water	X		X		
Local Member	X		X		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The application relates to the site at Homeland, Haynall Lane near Little Hereford, there is an existing dwelling on the site which was granted permission in 1995. The dwelling is a two storey red brick building with a double garage to the side which has been partially converted, there is a large residential curtilage to the front of the dwelling. The site is access via an entranceway on to Haynall Lane. The residential dwelling is adjoined by a agricultural yard to the north west, open fields to the east and south east, with the remained of the curtilage fronting the lane in the form of a conifer hedge.

The proposal is for the erection of a two storey structure to a domestic garage with a holiday accommodation unit to the side and above, as part of a farm diversification. The proposed structure will be partially sited on a portion of the agricultural yard and so includes a change of use for that land. The proposal will be constructed from an oak frame with larch timber cladding and a tiled roof. The proposal would be accessed via the existing entrance on to the classified highway that is currently used by the dwelling. The building will be 5.7 metres in height to the ridge line, with the footprint measuring 11.4 metres by 6.3 metres. The south elevation will feature the principle fenestrations including three dormer windows on the roof, with a two openings for the garage and the entrance way into the holiday unit.

Representations:

Cllr. Stone – No Objection: Updated via email, no objections have been raised to date.

Parish Council – No Objection

Site Notice – No response

Severn Trent – No objection

Welsh Water – No Objection

Ecology – No Objection “I’m happy that based on the information supplied with additional foul water managed through existing treatment system and soakaway outfall that there should be no unmitigated ‘Likely Significant Effects’ on the River Teme SSSI from this development”

Highways Officer – “I would recommend that the applicant confirms actual speeds at the location to address concerns over intensification. The Design and access statement does not give definitive numbers in regards to increased journeys and until this is established we cannot approve of the application.

Can the applicant either provide a 7 day ATC to inform actual speeds at the location and / or provided a transport statement detailing the exact intensification of the proposed impact on the access. Once equipped with one, the other or both of these we will be happy to advise accordingly.”

Constraints:

SSSI Impact Zone
Met Zone three
MoD Yellow Zone

Appraisal:

The primary consideration for this application is the principle of a holiday unit on the site, followed by other considerations such as the design, scale, highways and landscape that need to be taken into account. One of the relevant policies of the Herefordshire Local Plan is policy RA6 which relates to the rural economy and diversification of existing agricultural businesses. This proposal complies with this policy as it is of a commensurate scale with its location and setting, will not cause an adverse impact on its surroundings due to its nature as a holiday let. As confirmed by the agent via email the additional traffic movements from the proposal will be minimal and so they can be accommodated on the local road network. Further the development will not undermine the water quality policies SD3 & SD4, given that the foul water will be dealt with through a foul water treatment plant and discharged through a soakaway. The proposal similarly is considered against the four points of BLH18 of the Neighbourhood Plan, where it accords with the policy as it fits in with the rural character, will not adversely impact local highways and will benefit the local community through tourism provision and involves farm diversification. The proposal also accords with policy E4 of the Local Plan, relating to new tourism accommodation throughout the county, helping to diversify the provision for tourism in the area and so helping to enhance the contribution overnight tourism makes to the areas economy.

Once the principle of development is found to be acceptable, the proposal must be considered against Policy SD1 of the Core Strategy, which relates to the design of new buildings including garages. The policy states that proposals should be designed to maintain local distinctiveness through detailing and materials, respecting scale, height, proportions and massing of surrounding development. These design principles are further reinforced through policy BLH8 of the Neighbourhood Development Plan (NDP), which focuses on design principles for new developments, ensuring they are of a high quality design that fit the general character of the area and are of a suitable scale.

The proposal meets the criteria SD1, LD1 of the core strategy and BLH8 of the NDP, as it is a traditional oak frame design with larch timber cladding including a traditional pitch tiled roof with dormer windows on one face. The design of the proposal will weather into the landscape over time and fit in with the traditional buildings in the wider area. The maximum height of the proposal to the ridge line is 5.7 metres, the span of the building is 11.4 metres and a depth of 6.3 metres. This is subservient to the other building on the site, which is the main two storey dwellinghouse, further the proposal is proportionate to its use as a double garage and single two bedroom holiday unit.

The nature of the proposal means that there will be an increase in traffic movements using the access to the site, despite the increase being minimal, the highways policy MT1 must still be considered in line with the NPPF. As significant amounts of movements will not be generated it has not been felt necessary to request a transport statement, but a moderate amount of further information was requested. Having received additional information from the applicant's agent, it is considered that the proposal accords with MT1, this is due to the very modest increase in traffic from the single holiday unit which is only expected to be let for two thirds of the time, resulting in an anticipated increase of two vehicle movements per day when occupied. The site had ample space for manoeuvring a car meaning that vehicles will be able to leave the site in a forward gear. When considering the implications of any additional traffic movements, point 32 of the NPPF must be considered which states, "Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe". In this case it is not felt that the proposal will result in a severe impact on the local transport network.

The proposal has been carefully considered against policies SD3 & SD4 of the Core Strategy, given it is in a SSSI impact zone. Further information relating to the foul water treatment from the proposal has been received and is considered to have no unmitigated likely significant effects on the SSSI from the proposal.

The local member has been updated via email and has not offered any objections. In light of the preceding appraisal the application is recommended for approval subject to conditions.

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

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

C01

C06 - Location Plan, Site Plan, Section & Elevations as received 28th September 2017 – including drawing numbers PL-01, PL-02, 170603C Issue 1 & Rev C. Further foul water treatment plant location plan, as received 29th November 2017.

C13

CBN

CBS

C58

C64

C65

C81

10. Within 3 months of completion of the building works evidence (such as photos/signed Ecological Clerk of Works completion statement) of the suitably placed installation of at least TWO bat roosting enhancements (habitat boxes, tubes, tiles, bat bricks, raised weatherboarding); TWO bird nesting boxes and TWO pollinating insect habitat homes built in to, or attached to, the development (or other buildings on the site within the Applicant's control) should be supplied to and acknowledged by the local authority.

Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, &c) Regulations 1994 (as amended) and Policy LD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework, NERC 2006

Informatives

1) Application Approved Without Amendment

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. I would suggest advice should be sought from an appropriately experience ecologist or bat worker. Habitat boxes should be suitably hard wearing and durable eg Schwegler woodcrete, Greenwood habitat's 'ecostyrocete' or similar. No external lighting should illuminate any of the enhancements or boundary features beyond any existing illumination levels and all lighting on the development should support the Dark Skies initiative (DEFRA/NPPF Guidance 2013).



Signed: Dated: 30th November 2017

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

REFUSE



Signed: Dated: 29/11/17