

# DELEGATED DECISION REPORT

## APPLICATION NUMBER P133037/A

Walkers Cottage, Clifford, Hereford, HR3 5HQ

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**CASE OFFICER: Mr Matt Tompkins**

**DATE OF SITE VISIT: 03/03/14**

**Relevant Development**      **Herefordshire Unitary Development Plan**  
**Plan Policies:**                Policies DR1, LA2

**National Planning Policy Framework**  
Paragraphs 28, 67

**Circular 03/07**

**Relevant Site History:**      **None applicable to this application**

### **PLANNING OFFICER'S APPRAISAL:**

The proposal is to erect to pole hung signs, one at the entrance to the dwelling to advertise the name of the premises and the gallery therein and one at the entrance to a camping site to draw attention to the entrance to the site. The site is currently used as a camping site for under 28 days per year and therefore does not require planning permission. There is a concurrent application (133036/F) to allow the use of the field for camping for 60 days a year. This has been withdrawn.

In the first instance it should be considered whether or not the proposal is permitted development. I find that the application appears to meet the definition of Class 5, Part 1, Schedule 3 of 'The Town and Country Planning (Control of Advertisements) (England) Regulations 2007'. As a sign which does not relate to a shop, is non-illuminated and not to be located in an area of special control to be permitted development it must:

- No character or symbol on the advertisement may be more than 0.75 metre in height;
- No part of the advertisement may be higher above ground level than whichever is the lower of 4.6 metres or the bottom level of any first floor window in the wall on which the advertisement is displayed.
- No single advertisement may exceed 1.55 square metres in area.

The maximum letter height is 0.08 metres. The height of the advertisement is 1.2 metres above ground level, lower than the 4.6 metres max height which is the relevant test given the signs location away from an elevation. The 'camping' sign is 0.03 square metres in area. The 'Gallery' sign is 0.075 square metres in area.

