

PLANNING PERMISSION

Applicant:

Mr & Mrs T Boyal
C/O agent

Agent:

John Phipps
Bank Lodge
Coldwells Road
Holmer
Hereford
HR1 1LH

Date of application: 12th July 2006

Application code: **DCCE2006/2269/F**

Grid ref: 55634,40963

Proposed development:

SITE: Hilltop, Bartestree, Hereford, HR1 4BY

DESCRIPTION: Proposed alteration to outbuildings and erection of glazed link

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. The development shall be carried out in all respects strictly in accordance with the approved plans unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3. No development shall take place until details or samples of materials to be used externally on walls and 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.

4. The ancillary accommodation hereby permitted shall not be occupied at any time other than for the purposes ancillary to the residential use of the dwelling known as Hilltop and furthermore shall not be sold or let separately from the named property.

Reason: To ensure the building remains ancillary to the existing property and to avoid any future pressure for sub-division to provide a second property.

INFORMATIVES:

1. The decision to grant planning permission has been taken having regard to the policies and proposals in the South Herefordshire District Local Plan and the Herefordshire Unitary Development Plan (Revised Deposit Draft) set out below, and to all relevant material considerations including Supplementary Planning Guidance:

South Herefordshire District Local Plan:

GD1 - General development criteria

C1 - Development within open countryside

C29 - Setting of a listed building

C37 - Conversion of rural buildings to residential use

SH23 - Extensions to dwellings

SH24 - Conversion of rural buildings

Herefordshire Unitary Development Plan (Revised Deposit Draft):

DR1 - Design

H18 - Alterations and extensions

HBA4 - Setting of listed buildings

HBA13 - Re-use of traditional 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 Reception at Blueschool House, Blueschool Street, Hereford (Tel: 01432-260342).

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

Drawing no: 892.1A.

Central Planning Services
PO Box 230
Blueschool House
Blueschool Street
Hereford
HR1 2ZB

Decision Date: 1st September 2006



Team Leader - Central

YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF

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.