

DELEGATED DECISION REPORT

APPLICATION NUMBER

182933

Pixley House, Pixley, Ledbury, HR8 2QB

CASE OFFICER: Mrs G Webster

DATE OF SITE VISIT: 4/9/2018

Relevant Development **NPPF**
Plan Policies: **Herefordshire Core Strategy Policies SD1, E4, MT1**
 Pixley and District NDP - currently at examination

Relevant Site History: **DCH97/1078/F**
 N98/0736/S

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X		X		
Transportation	X	X			
PROW	X		X		
Site Notice	X	X			
Local Member	X		X		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Pixley House is located down a private drive some 440metres long to the north of the A4172, the driveway is also utilised by Knapp Farm, and two other cottages. Knapp Farm is a fruit distribution business, although the main deliveries driveway is to the north of this driveway.

The accommodation is subject to a planning application that was for demolishing existing garage buildings and replacing with a new garage building and accommodation above.

The proposal is to vary condition 4 of the permission MH97/0627. Condition 4 stated that the extension could not be occupied other than for purposes ancillary to the residential use of Pixley House. The original purpose for the extension for dependent relative is no longer required and therefore the applicants are seeking to utilise the two bedroom extension as an asset to allow third party's to stay there.

Representations:

Pixley PC – Support the application

PROW -No objection

Local Member updated via email

Pre-application discussion:

N/A

Constraints:

PROW adj
Listed Building Grade II nearby

Appraisal:

Policy context and Principle of Development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows:

“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

In this instance the adopted development plan is the Herefordshire Local Plan – Core Strategy (CS). The National Planning Policy Framework (NPPF) is also a significant material consideration. It is also noted that the site falls within the Pixley and District Neighbourhood Area, the NDP is currently at examination stage.

The proposal is to allow additional people to stay at the two bedroom accommodation, more than likely on a tourism basis, the type of tourism it would generate is small scale, more likely to appeal to couples or small families. There would be minimal additional traffic utilising the driveway, and this is not considered to have a material impact on the operation of the local highway network.

There will not be an adverse impact upon the neighbouring properties and to the north of the site are buildings in relation to the Knapp farm business.

There is a footpath running adjacent to the property, to the north of the boundary, which links with the network of footpaths within the area which can encourage the users of the property to utilise sustainable transport and undertake walking related holidays.

A condition has been added to prevent separate sale of the accommodation from Pixley House as the dwelling is located in open countryside and therefore a separate dwelling for open market would not be accepted in this location.

Allowing third party use will be allowing small scale tourism which is encouraged within Policy E4 of the Core Strategy and the Neighbourhood Plan, there will be no adverse impact upon the transport network from the two bedroom accommodation which is seen as small scale, and therefore this proposal is recommended for approval.

RECOMMENDATION: PERMIT ☒ REFUSE ☐

CONDITION(S) & REASON(S):

(please note any variations to standard conditions)

C09 – DCH971078/F – dated 11/7/1997

C64 – ancillary accommodation and dwelling known as Pixley House Policy RA3

Informatives

IP1

Signed: Gemma Webster..... Dated:24/10/2018.....

TEAM LEADER'S COMMENTS:

DECISION: PERMIT ☒ REFUSE ☐

Signed: AB Dated: 1/11/18