

DC/2017/00898

TO ERECT A STEEL FRAME LEAN TO, JOINING ONTO THE SIDE OF AN EXISTING BUILDING; 18.3M LONG X 6.1 M WIDE X 3M TO LOWEST AND 4.2M TO HIGHEST, TO BE USED AS A HAY BARN/IMPLEMENT SHED

RED HOUSE FARM, WHITEHILL LANE, ROCKFIELD, MONMOUTH NP25 5NH

RECOMMENDATION: Approve

Case Officer: Jo Draper

Date Registered: 07/08/2017

1.0 APPLICATION DETAILS

1.1 Red House Farm is located within the Rockfield area of Monmouthshire. The farm is relatively isolated in the open countryside although it can be seen from the B4233. The application is to construct a lean to extension on the north elevation of the existing agricultural building at the site. The proposed lean-to structure would have a footprint that would measure 18.3m x 6.1m and it would measure approximately 4.2m high where it would be attached to the existing building. The proposed materials used to construct the building would include Profile 6 Fibre Cement Natural Grey for the roof and Polyester Coated Box Profile - 18-B-29 Slate Blue for the walls. The application is presented to Planning Committee for determination as the applicant is related to a Member of the Planning Committee.

2.0 RELEVANT PLANNING HISTORY

No relevant planning history

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S10 Rural enterprise
S13 Landscape and Natural Environment
S17 Place making and design

Development Management Policies

EP1 General Development Considerations
DES1 General Design Considerations
LC1 New build development in the open countryside
LC5 Protection and enhancement of landscape character
RE4 Agricultural and Forestry Buildings

4.0 REPRESENTATIONS

4.1 Consultations Replies

Llangattock-Vibon-Avel Community Council – No response to date

4.2 Neighbour Notification

No objection received

4.3 Other Representations

None

4.4 Local Member Representations

None

5.0 **EVALUATION**

5.1 Visual impact

5.1.1 The proposed structure is considered to be reasonable required for agricultural purposes in accordance with Policy RE4 of the Local Development Plan (LDP). The visual impact of the proposed extension to the existing agricultural building is acceptable. The building would be attached to an existing farm building and would form part of the existing farmstead. The lean-to structure would be large but it would be of a similar scale to the existing agricultural building at the site. The proposed structure would be of an appropriate form and design and would be of an acceptable size. It would not appear alien to the rural landscape as buildings of this type are characteristic of the rural landscape. The resultant structure would be utilitarian and be typical of an agricultural farmstead. The farmstead is viewable from both Whitehill Lane and the B4233 however the development would not be visually intrusive. The structure would be contained from view within the existing farmstead grouped with existing buildings, its visual impact on the area would be limited. The large agricultural building would respect the existing form, scale, siting, massing, materials and layout of its setting and would be in accordance with policies, DES1, EP1 and LC5 of the LDP.

5.2 Residential amenity

5.2.1 The site is relatively isolated and the proposed agricultural building is not considered to harm any other party's residential amenity. There have been no objections to the proposals. The development would be in accordance with Policy EP1 of the LDP.

5.3 Conclusion

5.3.1 The proposed lean-to extension to the existing agricultural building would be an appropriate form of development for the existing farmstead. The building would be grouped within the existing buildings and would have a limited visual impact on the area. It would be a utilitarian agricultural building that is characteristic of the rural landscape and be in accordance with the relevant policies in the Local Development Plan.

5.4 Well-Being of Future Generations (Wales) Act 2015

5.4.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

6.0 **RECOMMENDATION: APPROVE**

Conditions

1. This development shall be begun within 5 years from the date of this permission.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
2. The development shall be carried out in accordance with the list of approved plans set out in the table below.
Reason: For the avoidance of doubt as to the approved plans.