

DC/2016/00532

2.3M X 3M GREENHOUSE - EARTH BASE INSIDE. 3M X 3.7M GARDEN SHED TO STORE WOOD AND COAL. TO ALSO PROVIDE SOME SHELTER TO GREENHOUSE FROM EXPOSURE OF HIGH WINDS.

ROCKMON VIEW, ROCKFIELD, MONMOUTH

RECOMMENDATION: APPROVE

Case Officer: Alison Pankhurst

Date Registered: 19 May 2016

1.0 APPLICATION DETAILS

- 1.1 The application seeks consent to retain an existing greenhouse and erect a garden shed at the rear of the property known as Rockmon View, Rockfield. Planning permission is required as permitted development rights have been removed from the property regarding outbuildings. The greenhouse which is to be retained measures 2.3m x 3m. The proposed shed measures 3m x 3.7m x 2.24m and will be sited at the rear of the dwelling next to the greenhouse. The shed will in galvanised steel. The application is presented to Committee as the applicant is a close relative of a Member of Planning Committee.

2.0 RELEVANT PLANNING HISTORY

DC/2015/00582 - Removal of conditions 13, 14 and 15 of planning permission DC/2012/00168. Approved 8/7/2015

DC/2015/00293 - Non material amendment (alteration of window to UPVC door to match) in relation to planning permission DC/2012/00168. Approved April 2015

DC/2014/01350 Discharge of condition 4 from application DC/2012/00168 Approved January 2015

DC/2014/00822 - Discharge Condition 1 and condition 3 of DC/2014/00130. Highways Drainage and brick course; Approved September 2014

DC/2014/00130 Approval of details of layout, scale and appearance, landscaping and access. DC/2012/00168 Approved June 2014

DC/2012/00168 A second dwelling on an established farm for retirement purposes Approved August 2012

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S13 Landscape, Green Infrastructure and the Natural Environment

S17 Place making and design

Development Management Policies

EP1 Amenity and Environmental Protection

DES1 General Design Considerations

4.0 REPRESENTATIONS

4.1 Consultations Replies

Llangattock Vibon Avel – No Objection to the development

5.0 **EVALUATION**

5.1 Principle of the development

It is considered that the visual impact of the retention of the greenhouse and the erection of the proposed shed is minimal to neighbouring properties and the surrounding area. Permitted development rights were removed when the dwelling was granted planning permission 2012 for any enlargements, improvements any outbuildings or other alterations to the dwelling home. It is therefore considered that the retention of the greenhouse and erection of the shed to be acceptable within the boundary of the site and in accordance with Policies DES1 and EP1 of the Monmouthshire Local Development Plan.

5.2 Residential Amenity

It is considered that the proposals would not significantly harm the privacy or private amenity space of any other neighbouring properties. The proposal is only a minor form of development and it is felt that the proposal would not have a detrimental impact on the locality, therefore it would be in accordance with Policies EP1, DES1 of the Monmouthshire's Local Development Plan.

There have been no objections to this proposal.

6.0 **RECOMMENDATION: APPROVE**

Conditions

1	This development shall be begun within 5 years from the date of this permission
2	The development shall be carried out in accordance with the list of approved plans set out in the table below