

Application Number: DM/2024/00331

Proposal: Extension to existing agricultural building for the purpose of storing fodder and machinery

Address: Land At Llangattock Court King Road Penpergwm Monmouthshire NP7 9AR

Applicant: Mr Andrew Robinson

Plans: Location Plan - , Site Plan - , Floor Plans - Existing 1038(02)24 - ,

RECOMMENDATION: Acceptable

Case Officer: Ms Alice King

Date Valid: 12.03.2024

1.0 APPLICATION DETAILS

1.0

This application relates to the proposed erection of an extension to an existing agricultural building that is located within an agricultural plot of land measuring greater than 1 hectare. The site (Land At Llangattock Court) is an established agricultural holding located near the village of Goytre.

The proposed extension to the agricultural building will measure 13m long and be 13m wide resulting in an area of approximately 169m² metres squared, taking the size of the building to 455m². The building will have a dual pitched roof with an eaves height of 4.2m and a ridge height of 5.1m high to match the existing agricultural building. The building would be constructed with Concrete panels and Timber cladding for the walls and corrugated fibre cement for the roof.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2020/00797	Installation of oak framed glazed screen into existing stone wall and erection of porch.	Approved	22.04.2021
DM/2020/00798	Installation of oak framed glazed screen into existing stone wall and erection of porch.	Approved	22.04.2021
DM/2024/00331	Extension to existing agricultural building for the purpose of storing fodder and machinery	Acceptable	15.03.2024

DC/2016/00005 To make kitchen larger by moving a circa 1980s (breeze block & stud plaster board) wall, to give more light and make it more usable for modern use. The wall is not load bearing.

DC/2016/00599 LBC - Replace rotten windows.

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

Development Management Policies

4.0 NATIONAL PLANNING POLICY

Future Wales - the national plan 2040

Future Wales is the national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. Future Wales - the national plan 2040 is the national development framework and it is the highest tier plan, setting the direction for development in Wales to 2040. It is a framework which will be built on by Strategic Development Plans at a regional level and Local Development Plans. Planning decisions at every level of the planning system in Wales must be taken in accordance with the development plan as a whole.

Planning Policy Wales (PPW) Edition 11

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.

A well functioning planning system is fundamental for sustainable development and achieving sustainable places. PPW promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities.

5.0 REPRESENTATIONS

5.1 Consultation Replies

As the application is a prior notification for development granted by virtue of Schedule 2, Part 6 Class A of the Town and Country Planning (General Permitted Development) Order 1995 there is no requirement in the legislation to undertake any statutory or public consultations.

6.0 EVALUATION

The building will be located over 25m from the nearest road and though within 400m of protected buildings will not be used to house livestock or slurry. The development is relatively simple with a defined access via the existing farmyard already evident; it is not thought to be adverse to the rural

landscape as the proposed extension will be proportional for the proposed use and context of the site.

This type of structure is commonplace in an agricultural setting and therefore the resultant agricultural structure would harmonise with the characteristics of the area.

The development would be in accordance with Policies EP1 and RE4 of the Monmouthshire Local Development Plan and is subsequently considered acceptable.

The applicant has outlined that the building would be used solely for agricultural purposes. The building is proposed to be used for the storage of machinery. The building is considered to be reasonably required for agricultural purposes and is deemed to be acceptable. The applicant owns and maintains sufficient land in order to construct agricultural buildings without the need for full planning consent. The work complies with the criteria that is outlined within Part 6 Class A of the Town and Country (General Permitted Development) Order 1995 and therefore can be considered to be permitted development.

RECOMMENDATION: Acceptable