

APPLICATION NUMBER: 25/0774

PROPOSAL: CHANGE OF USE AND CONVERSION OF DUTCH BARN TO TOURIST ACCOMMODATION (USE CLASS C6: SHORT-TERM HOLIDAY LET), USE OF LAND TO THE NORTH AS OUTDOOR AMENITY SPACE ASSOCIATED WITH THE HOLIDAY LET

SITE: The Old Cowshed, Bowdens Lane, Penhow NP26 3AA

APPLICATION TYPE: Full

The proposal is not within a Special Landscape Area but is covered by countryside policy and proposals should reflect the rural location.

At pre-app [ref P/25/0021] panoramic photos out from the site and from various points along the public right of way to the south-west were recommended. Photos are provided in the Planning Statement but these are not fully legible and there is no location plan. This is required in order to assess impact and whether further planting mitigation may be required.

A submitted photo below shows visually prominent 1.8m fencing which will screen a new patio area (and brick walling) – it is unclear whether this is a private view or from the public footpath in which case it would be an enhancement if some native hedge planting was undertaken to breakup the visually hard lines.



The first-floor balcony is now recessed so will largely be in shadow of the roof overhang, and where visible seen against the adjacent large glazed elevation of the Old Cow Shed. Given the rural open aspect, light spill should be controlled.

A short section of hawthorn hedge is proposed but there is no further detail. A staggered row at 5 plants per linear meter is normal and there should be a mix of locally native hedgerow species although hawthorn can dominate to make maintenance easier.