

MEETING:	PLANNING COMMITTEE
DATE:	16 MARCH 2011
TITLE OF REPORT:	<p>DMS/110341/F - CARPORT TO PLOT 1 AND GARAGES TO 5 PLOTS AT CARADOC, SELLACK, HEREFORDSHIRE, HR9 6LS.</p> <p>For: Mr Bramer per Mr T Egan, M F Freeman Group, Ruardean Works Varnister Road, Nr Drybrook, Gloucestershire, GL17 9BH.</p>

Date Received: 10 February 2011

Ward: Llangarron

Grid Ref: 355982,227272

Expiry Date: 7 April 2011

Local Member: Councillor JA Hyde

1. Site Description and Proposal

- 1.1 The application seeks planning permission for the erection of garaging for each of the six dwellings approved as enabling development on land at Caradoc Court. The approved development comprises the erection of six detached dwellings and the construction of a new access point and driveway on land approximately 400 metres north east of The Court on land at the top of a steep, north-facing wooded slope, rising up from the River Wye. The application site falls within the Wye Valley Area of Outstanding Natural Beauty and within the unregistered historic parkland associated with Caradoc Court. Trees around the site perimeter and in Castlemeadow Wood to the north are covered by Tree Preservation Orders.
- 1.2 Under planning permission DMSE09/3151/F it was resolved that permitted development rights be removed in order that the Council could retain control over future alterations sought by individual occupants in the interests of best preserving the character and appearance of the area. Development has now commenced and the dwellings are currently under construction. This application seeks permission to erect a double open-fronted carport as an extension to unit 1, detached double garages to units 2 and 3, a shared 3-bay garage building for units 4 and 5 and a single garage designed as an extension to unit 6. With the exception of unit 1 the garages would be constructed in addition to the surface parking already negotiated within the curtilage of each property.
- 1.3 The carport extension to unit 1 would be open to all aspects. The detached double garages to units 2 and 3 are identical and comprise rendered walls under a pyramidal slate roof with painted grey timber doors. They are 6.2m square, with an overall height of 5.2m.
- 1.4 The 3-bay garage to serve units 4 and 5 would breach the common boundary between the two units, with one-bay serving unit 4 and the remaining two bays for use by the prospective occupants of unit 5. This is a hipped roof construction with materials as per the garages for units 2 and 3. It measures 9.8m x 6.1m in plan and 5.2m in height. The proposed garage to unit 6 takes the form of an extension to the north elevation. It is set back from the principal elevation and measures 6m x 4m in plan. It is single-storey with a pitched roof.

Further information on the subject of this report is available from Mr E Thomas on 01432 260479

2. Policies

2.1 Planning Policy Statements:

- PPS1 - Delivering Sustainable Development
- PPS5 - Planning for the Historic Development
- PPS7 - Sustainable Development in Rural Areas

2.2 Other Guidance:

Enabling Development and the Conservation of Historic Places (English Heritage, 2008)

BS2005:5837 – Trees in relation to construction

2.3 Herefordshire Unitary Development Plan 2007:

- S1 - Sustainable Development
- S2 - Development Requirements
- DR1 - Design
- DR3 - Movement
- H7 - Housing in the Countryside Outside Settlements
- H13 - Sustainable Residential Design
- H16 - Car parking
- H18 - Alterations and Extensions
- LA1 - Areas of Outstanding Natural Beauty
- LA2 - Landscaped Character and Areas Least Resilient to Change
- LA4 - Protection of Historic Parks and Gardens
- LA5 - Protection of Trees, Woodlands and Hedgerows

3. Planning History

- 3.1 SH940997PF Rebuild fire damaged house to original state as single residence with outbuildings and six houses on adjoining land at Caradoc Court, Sellack. Approved 24 February 1995.
- 3.2 DCSE2006/1684/V Certificate of Lawfulness for six new houses (approved planning permission SH940997PF), Caradoc Court, Sellack. Approved 6 December 2006.
- 3.3 DMSE/093151/PF Erection of six detached houses (amendments to SH940997PF). Approved 14 April 2010.
- 3.4 DMS/103179/F Variation of Condition 6 approved Planning Permission DMSE09/3151/F for amendments to house elevations. Approved 2 February 2011.
- 3.5 DMS/103173/F Variation of Condition 9 of approved Planning Permission DMSE09/3151/F to enable installation of domestic heating oil tanks. Approved 23 February 2011.

4. Consultation Summary

Statutory Consultations

- 4.1 None required.

Internal Consultees

- 4.2 Conservation Manager (Landscapes and Biodiversity): This development is highly sensitive in terms of its landscape, arboricultural and ecological context. The houses are large in scale and sited close together, resulting in a cramped appearance with little space left for gardens. The layout is suburban in character and out of keeping with the surrounding rural landscape. Whilst it is acknowledged that the scale of the houses, in terms of the gross internal floor area is commensurate with that of the extant planning permission granted in 1995, it is considered that the site does not have the capacity to accommodate the scale of the houses which have been approved.

The proposed garage structures would result in an even more cramped appearance and would compound the harm to landscape character that has already been caused. The lack of space also means that it has not been possible to achieve a harmonious design; each structure has a different relationship to the house it belongs to and a different degree of setback from the access drive. The lack of space results in the decision to combine the garages for units 4 and 5 into one building. Such a triple garage would be particularly inappropriate in this rural landscape. This results in a poor quality design resulting from the attempt to retrofit garages rather than designing them as an integral part of the scheme.

The Conservation Manager also identifies issues in relation to the shading of the rear gardens to units 1 and 3, which will be exacerbated by the proposed garages. The proposals would not have major implications for the protected trees. Whilst the carport for unit 1 makes a minor incursion into the root protection area of the protected oak, there should be no adverse impact provided a 'no-dig' construction technique is employed.

It is concluded that the site is already cramped and out of keeping with the rural landscape. To allow the erection of garages would further compound the harm to the protected landscape and for this reason the Conservation Manager recommends the application be refused as contrary to policies DR1 and LA2.

- 4.3 Public Rights of Way Manager: No objection.
- 4.4 Traffic Manager: Expresses concern at how the garages will be retained for parking and not used for general domestic storage. The stanchions shown to the carport are too narrow to allow for parking and need to be reviewed.

5. Representations

- 5.1 Sellack Parish Council: Comments awaited.
- 5.2 Four letters of objection have been received. The content is summarised as follows:
- The decision to grant permission was described as wholly exceptional and only justified in a very sensitive part of the AONB by the existence of a 1995 planning permission still capable of lawful implementation;
 - Although no larger in terms of total ground area the 2010 permission did involve implicit intensification. The integral garages envisaged for two of the original (1995) units were removed to allow larger living accommodation;
 - Since the grant of permission in April last year there has been further intensification. Large storage sheds were agreed pursuant to a condition and above-ground oil tanks have also been approved;
 - The current application would further intensify the development. The garages would join 6 four-bedroom executive houses, six oil tanks, one cycle shed a driveway and parking for 18 cars.

- When viewed from the north the proposal would add to the obtrusive prospect of the development by creating a virtually unbroken panorama of built structures from the western end to the eastern end of the site;
- The addition of garages will further enhance the resale value of the properties in a manner contrary to the guiding principle that enabling development should be the minimum necessary to achieve the conservation objective i.e. the restoration of Caradoc Court.

5.3 The application is accompanied by a Design and Access Statement that states that the proposed garages are a better option than the approved storage sheds, with greater longevity and the use of more appropriate materials. The agent's accompanying the application suggests that prospective purchasers are being put-off by the lack of garaging, although this is not a material planning consideration.

5.4 The full text of these letters can be inspected at Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Committee meeting.

6. Officer's Appraisal

6.1 The application seeks planning permission for the erection of garaging to serve each of the properties approved under application S/093151/F. Neither the 1995 planning permission nor the 2010 successor made provision for detached garages. The key issue in the determination of the application is considered to be the assessment of the visual and landscape impact of the development as one within the Wye Valley AONB and the unregistered historic park and garden.

6.2 The Conservation Manager has objected to the proposals on the basis that the garages would further congest the existing layout, resulting in a development even less appropriate to the rural context. The overall scale of built development upon the site would be significantly increased with the existing limited spacing between the dwellings reduced accordingly. The effect from the north elevation is a virtually unbroken line of built development. In addition, the proposed design of the garages and carport is not harmonious with the design of the dwellings and there is little consistency in the approach taken from garage to garage. Where adequate space exists i.e. at units 2 and 3, a double-detached garage has been adopted. Where space does not exist the decision has been taken to revert to a shared 3-bay garage, which in itself is a very significant building in the context. The garages also comprise a mixture of roof types, which given the relatively uniform design of the dwellings is, to my mind, undesirable. The apparent discrepancies in the approach to the design of the garaging would fail to promote or reinforce the characteristics of the development and would consequently be contrary to Policy DR1.

6.3 Moreover, Policy H13 requires proposals for residential development to take an integrated and comprehensive approach to design, layout and landscape which respects the townscape and landscape context of the site. Development should also reflect the distinctive character and appearance of the locality and provide for interesting and attractive environments through the imaginative layout of building, landscaping and open spaces. Through failing to take an integrated approach to the design and layout of the garages relative to the dwellings, it is my opinion that the proposal fails to accord with Policy H13.

6.4 It has always been acknowledged that this is a difficult site upon which to design a development appropriate to the context. In anything other than the exceptional circumstances surrounding the case at the time, planning permission would not normally have been granted on a site such as this. However, in the context of what has been approved, the introduction of the garaging would, in your officers' opinion, result in over-development of the site as a whole, and would further compound the harm caused to the protected landscape. For these reasons it is recommended that the application be refused.

Other matters

- 6.5 Provided the appropriate construction techniques are used there is no identified harm to the root systems of the protected trees around the site's perimeter; although this does not override your officer's concerns with the impact of the development upon the character and appearance of the protected landscape.
- 6.6 One of the objectors has raised the materiality of the resale value of the properties in the context that enabling development should be the minimum required to achieve the overriding conservation objective. In this case no evidence has been offered to indicate the impact of the garaging upon the value of the respective units. In any event officers are minded to recommend refusal for the reasons stated below.

RECOMMENDATION

That planning permission be refused for the following reason:

- 1. **The proposed garaging would add unacceptably to the scale of built development on this exceptionally sensitive site, resulting in a cramped form of development within the Wye Valley Area of Outstanding Natural Beauty. The siting and design of the respective buildings is considered inappropriate in the site context and the development would be detrimental to the landscape character of the area and the appearance of the development as a whole in a manner contrary to Policies DR1, H13, LA1 and LA2 of the Herefordshire Unitary Development Plan 2007.**

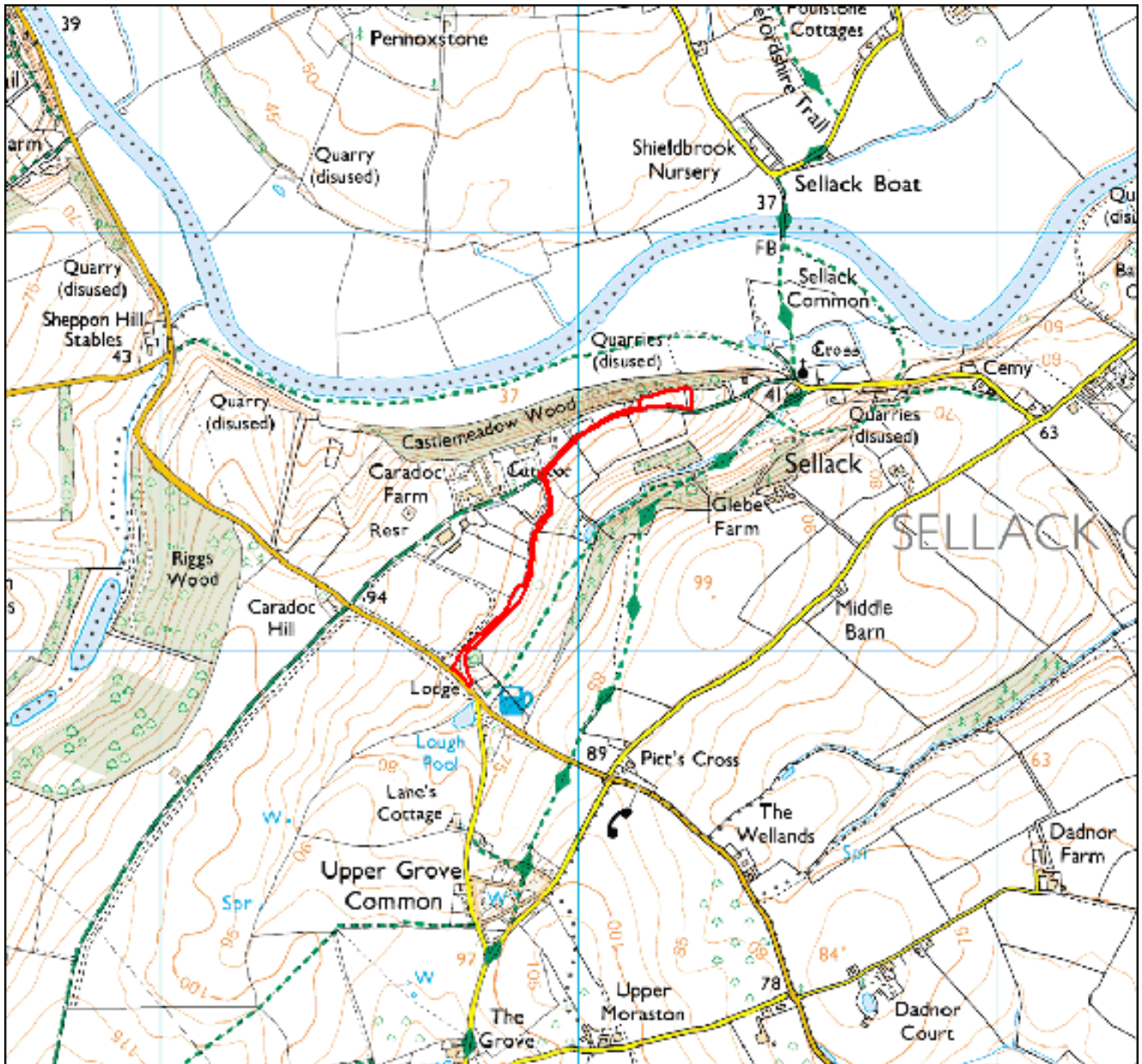
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DMS/110341/F

SITE ADDRESS : CARADOC, SELLACK, HEREFORDSHIRE, HR9 6LS

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