

11 DCSE2007/0315/F - RETROSPECTIVE APPLICATION FOR THE ERECTION OF GARDEN STRUCTURES INCLUDING TWO SHEDS, A GAZEBO, FENCING AND DECKING. ROSPUR, WESTON UNDER PENYARD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7QA.

For: Mr. & Mrs. Edmunds, Rospur, Weston under Penyard, Herefordshire, HR9 7QA.

Date Received: 1st February, 2007 Ward: Penyard

Grid Ref: 63083, 23265

Expiry Date: 29th March, 2007

Local Member: Councillor H. Bramer

1. Site Description and Proposal

1.1 The site is located within the defined settlement boundary of Weston-Under- Penyard within an Area of Great Landscape Value. St Lawrences Church, a grade I listed building is located to the east of the site. The surrounding area is characterised by houses set in relatively large gardens and agricultural land.

1.2 The site comprises a two-storey detached cream rendered extended dwelling. Access to the site is gained from an unclassified road (U70205). The dwelling is set above the adjacent unclassified road and above the adjacent agricultural land to the rear.

1.3 The application is retrospective to retain garden features including:

- the erection of a timber clad lean-to shed attached to the north elevation of the dwelling measuring 2.8m x 2.53m x 3.3m;
- the erection of a timber clad shed to the south of the dwelling measuring 5.5m x 4.85m x 2.65m;
- the erection of decking on two levels with high timber closeboard fence to the south of the decking and timber railings to the west of the decking;
- the erection of a gazebo on the decking.

1.4 Planning permission is required for the garden features as they are located within 5 metres of the dwelling and are considered as extensions to the dwelling. Permitted development tolerances have been exhausted by an earlier extension to the dwelling.

2. Policies

2.1 Planning Policy Statements

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| PPS.1 | - | Delivering Sustainable Development |
| PPS.7 | - | Sustainable Development in Rural Areas |

2.2 Herefordshire Unitary Development Plan

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| Policy S.1 | - | Sustainable Development |
| Policy S.2 | - | Development Requirements |

- Policy DR.1 - Design
- Policy DR.2 - Land Use and Activity
- Policy H.18 - Alterations and Extensions

2.3 Hereford and Worcester County Structure Plan

- CTC.2 - Development in Areas of Great Landscape Value
- CTC.9 - Development Requirements

2.4 South Herefordshire District Local Plan

- Policy GD.1 - General Development Criteria
- Policy C.8 - Development within Area of Great Landscape Value
- Policy C.29 - Setting of a Listed Building
- Policy SH.23 - Alterations and Extensions

3. Planning History

- 3.1 DCSE2005/0826/F Demolition of existing single storey extension and the erection of a two-storey extension in its place. - Approved 26.04.2005

4. Consultation Summary

Statutory Consultations

- 4.1 English Heritage does not object in principle to garden structures in such location, but they are concerned by the apparent inappropriateness of their design, scale and finish to this rural setting. They suggest some mitigation of their visual impact.

Internal Council Advice

- 4.2 The Traffic Manager has no objection to the proposal.
- 4.3 The Conservation Manager provides the following comments:

The main issue with a bearing on conservation seems to be the presence of these structures in distant views of St Lawrence's Church, which is situated in a commanding hilltop position. However they are of a relatively small scale compared with the surrounding houses and are likely to be absorbed by their background in anything other than views from close quarters.

5. Representations

- 5.1 Weston-under-Penyard Parish Council support the application together with the following two stipulations - that the gazebo is removed (too high on the raised decking) and reduce light pollution on the patio area.
- 5.2 2 letters of representation have been received from:

G.S Lowth, Lower Weston House, Weston-under-Penyard, Ross-on-Wye, HR9 7NT.
Mrs. J. Hind, The link, Church Lane, Weston-under-Penyard, Ross-on-Wye, HR9 7QA.

In which the following main points are raised:

- The structures represent an over development of the site, which is part of an area designated as of great landscape value and which provides the foreground to the view of the Church from the west
- In particular the gazebo, raised decking and balustrade with installed lighting are inappropriate in such a conspicuous rural setting
- Suggest planting to mitigate impact

The full text of these letters can be inspected at The Hereford Centre, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

- 6.1 Policies DR.1 and H.18 of the Herefordshire Unitary Development Plan 2007 relates to the general development criteria and house extensions including ancillary buildings. It is considered that these policies facilitate the most effective assessment of this proposal. The policies state that additions should respect the scale and character of the existing dwelling, have regard to residential amenities, and be acceptable in relation to the visual amenities of the locality.
- 6.2 The decking, gazebo and sheds have been erected on the existing ground level of the garden with supported timber posts to the western side of the decking where the land slopes down to the adjacent agricultural land. In terms of the scale of the development, it appears subservient to the dwelling as the dwelling remains the dominant feature. The siting of the development does not result in any adverse overlooking or overbearing of the adjacent properties.
- 6.3 In terms of impact on the landscape, the structures when viewed from the west, are raised above the adjacent agricultural land and as such are prominent. However, due to the undulating landscape there are not many public vantage points where the development can be seen. The decked area and structures are currently visually stark being only recently introduced and of new timber. The development therefore appears somewhat awkward in this rural location. That said, the decking and associated structures are solid and with time will age so as to sit more comfortably within the landscape. It has been suggested that additional landscaping may ameliorate the development however, the decking is located on the boundary of the site and therefore additional planting could not be accommodated. On balance it is considered that the development is acceptable in design and scale and does not compromise the visual amenities of the locality.
- 6.4 The Parish Council's comments are noted, however for the reasons outlined in paragraph 6.2 and 6.3 it is not considered reasonable to require the removal of the gazebo. The lighting on site does not constitute development and it is therefore considered unreasonable to require its removal or to apply a condition restricting further lighting to this domestic dwelling.
- 6.5 St Lawrence's church, a grade 1 listed building is located to the south east of the site. The main issue with a bearing on conservation is the presence of the structures in distant views of the church, which is situated in a commanding hilltop position. However the development is relatively small scale compared with the surrounding houses and is likely to be absorbed by their background in anything other than views from close quarters. It is considered that there is no adverse impact on the setting of the listed church.

RECOMMENDATION

That planning permission be granted.

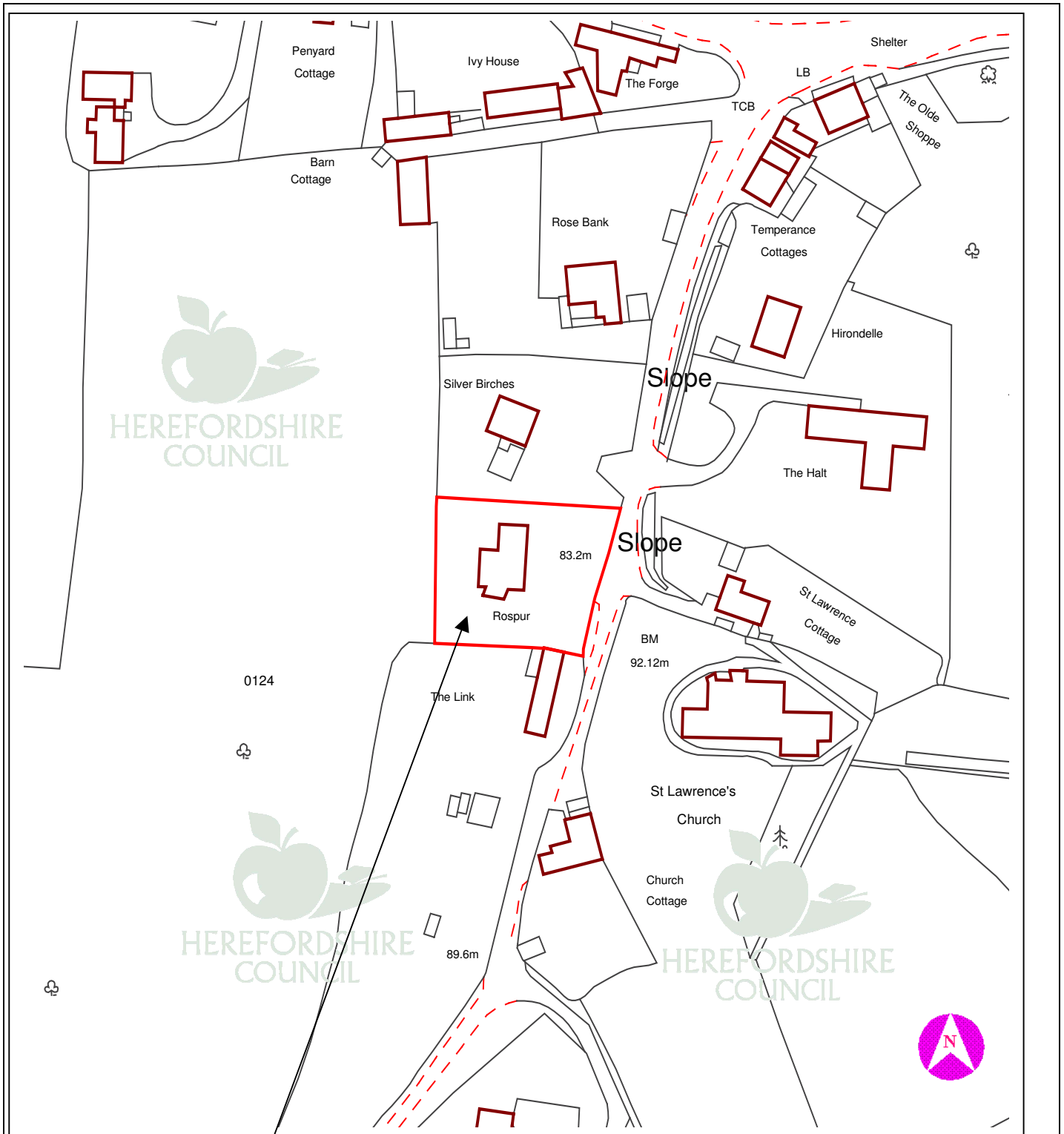
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2007/0315/F

SCALE : 1 : 1250

SITE ADDRESS : Rospur, Weston under Penyard, Ross-on-Wye, Herefordshire, HR9 7QA

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