

10 DCNW2007/0773/F - EXTENSION TO FORM SINGLE GARAGE(SUBSEQUENT TO PLANNING PERMISSION DCNW/2004/3925/F AT LAND ADJACENT TO EAST COTTAGE, ALMELEY, HEREFORD, HEREFORDSHIRE, HR3 6LF

**For: Cherry Orchard Developments Ltd, Axys Design,
30 Grove Road, Hereford, HR1 2QP**

Date Received:
8th March 2007

Ward: Castle

Grid Ref:
33351, 51791

Expiry Date:
3rd May 2007

Local Member: Councillor JW Hope

1. Site Description and Proposal

- 1.1 The application site comprises a plot of land that comprises a new, complete but unoccupied dormer bungalow. The site was formally the garden of the cottage known as East Cottage, which was sub-divided and sold with planning permission for the dormer bungalow. East Cottage is set at a level which is approximately 1m lower than the application site. The site is within the village settlement and is clearly visible from the adjacent highway and Bulls Lane.
- 1.2 The proposal is for the extension of the dormer bungalow to provide a single garage. This garage would be constructed to the south elevation which is the closest to East Cottage on the area already laid to hardstanding (gravel). It would have a footprint of 3.2m by 6m with a garage door to the front elevation and door and window to the rear. The garage would be set back from the front of the dwelling by 1m and would have an eaves level of 2.3m and ridge height of 5m. The pitch of the roof is irregular with a longer front facing slope. The side elevation, facing East Cottage, would have no windows or openings inserted.

2. Policies

2.1 Herefordshire Unitary Development Plan

DR1 - Design
H18 – Alterations and Extensions
HBA6 – New Development within Conservation Areas

3. Planning History

- 3.1 DCNW2004/2154/O - Site for new dwelling - Withdrawn for submission of full application.
- 3.2 DCNW2004/3925/F - Proposed new dwelling - Approved 23rd March 2005

- 3.3 DCNW2004/3923/F - relocation of garage / workshop - Approved (Garage associated with East Cottage)
- 3.4 DCNW2006/1380/F - erection of a detached garage - Withdrawn
- 3.5 DCNW2007/0026/F- erection of a detached garage - Refused for the following reason:

The proposed garage, by reason of its siting, mass and elevated position in relation to the neighbouring property, would cause the loss of light and have an overbearing impact on East Cottage. As such the proposed garage would adversely affect the living conditions currently enjoyed by the residents of East Cottage, contrary to Policy H18 of the Unitary Development Plan (Revised Deposit Draft) and Policy A56 of the Leominster District Local Plan.

4. Consultation Summary

Statutory Consultations

- 4.1 None required

Internal Council Advice

- 4.2 The Transportation Manager has no objection to the grant of planning permission.

5. Representations

- 5.1 6 Letters of objection have been received from:

J R Crippin - 25 Bells Orchard, Almeley
Mrs M Hindley - Lingfield, Almeley
P G Beresford, Corner House, Almeley
Mr and Mrs R Powell, East Cottage, Almeley
Mr R D McMillan, East Orchard, Almeley
V M and R V Woodcock, Sherwell Cottage, Spearmarsh, Almeley

- 5.2 The issues raised can be summarised as follows:

- The site is overcrowded.
- Oppressive impact on East Cottage.
- Would limit the views of the neighbour (East Cottage).
- The extension would take light and be in close proximity to the fence (Lingfield).
- Removal of permitted development rights from dwelling should be enforced and no further development allowed.
- Visual impact of the house forces the need to prevent further building on this site.
- The original planning permission for the dwelling was amended to reduce the footprint.
- The new garage would impact on the individual character of East Cottage and become overcrowded.
- The new attached garage would totally overshadow the utility and dining area causing a detrimental impact on our house and so it is totally unacceptable.
- Concern over the differences in levels between the two properties which would increase the impact.
- The neighbour has suggested that a car port would be more suitable.

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

6. Officers Appraisal

6.1 The main issues for consideration of this application are the impact of the proposed development on the amenities of the neighbouring properties and the impact of the proposal on the character of the dwelling as a whole.

6.2 There have been two previous applications for garages on this site. The first was Withdrawn, the second Refused due to Officer concern about the impact that the detached garage in the southwest corner of the site would have to the neighbouring property. In particular the fact the siting would mean that there would be a built form of development for the majority of this aspect when viewed from East Cottage. This was exacerbated by the differences in levels between the two sites.

6.3 The proposal submitted would extend the existing dwelling to its southern elevation. Whilst it is noted that there are windows in the northern elevation of the adjacent dwelling it is considered that the impact of the garage would not adversely affect the living conditions of the neighbours in such a way that this would sustain a reason for refusal. The fact that this is the southern elevation reduces any loss of light through shadowing and there is sufficient room between the boundary, dwelling and new garage to prevent and overbearing impact. The garage reads clearly as a subservient addition to the existing dwelling and as such complies with Policy H18 of the Herefordshire Unitary Development Plan.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1 - A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 - A06 (Development in accordance with approved plans)

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3 - B02 (Matching external materials (extension))

Reason: To ensure the external materials harmonise with the existing building.

4 - E08 (Domestic use only of garage)

Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling.

Informatives:

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC
- 2 - N14 - Party Wall Act 1996
- 3 - N19 - Avoidance of doubt

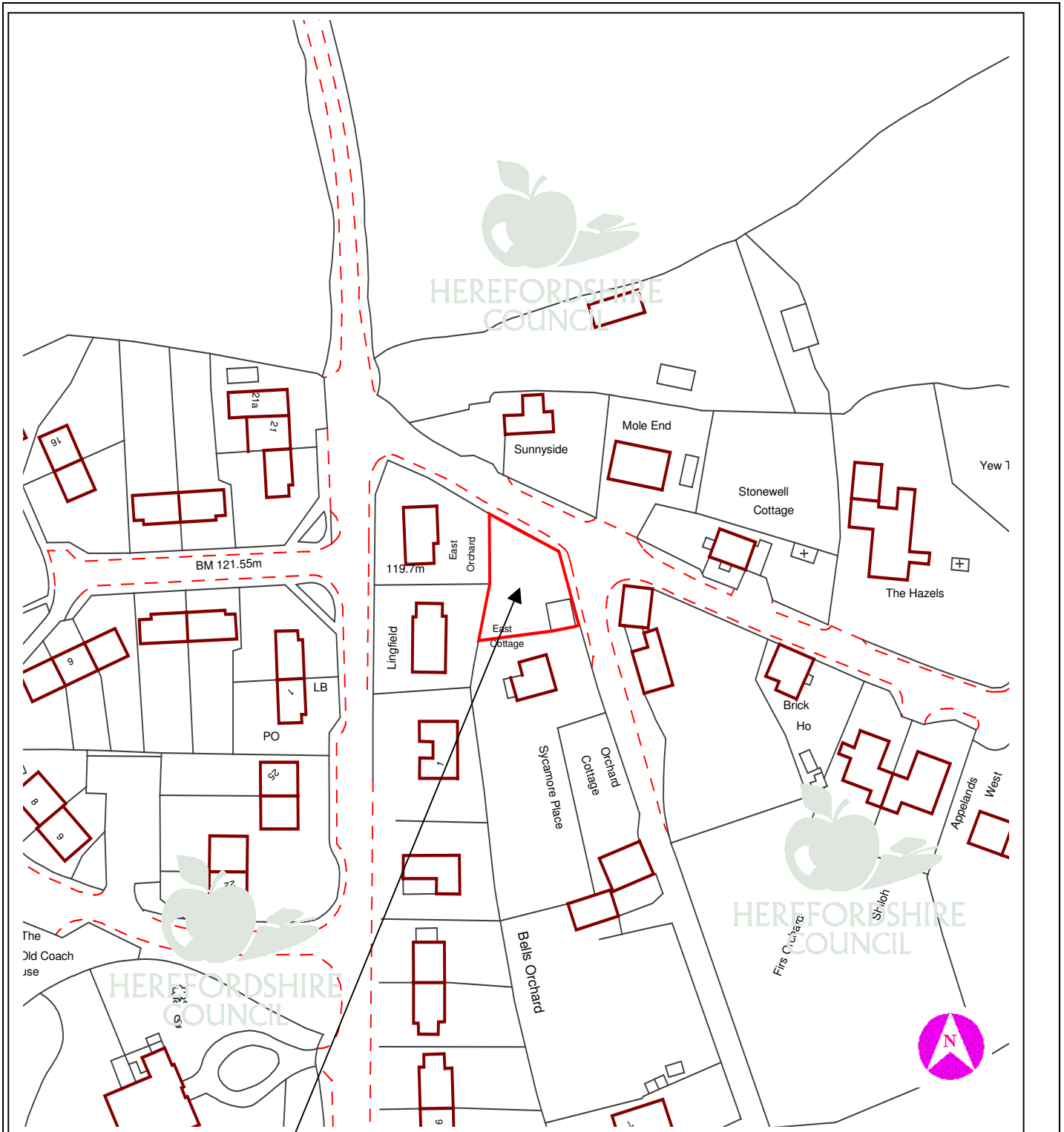
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: DCNW2007/0773/F

SCALE : 1 : 1250

SITE ADDRESS : Land adjacent to East Cottage, Almeley, Hereford, Herefordshire, HR3 6LF

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005