

8 DCSW2007/1026/F - CONVERT EXISTING SMALL ANIMAL AND DOMESTIC PET ACCOMMODATION INTO RESIDENTIAL ACCOMMODATION FOR AN ELDERLY RELATIVE, THE STILES, LONGTOWN, HEREFORD, HEREFORDSHIRE, HR2 0LD.

For: Mr. P. Turberville, The Stiles, Longtown, Hereford, HR2 0LD.

Date Received: 10th April, 2007 Ward: Golden Valley South Grid Ref: 32462, 28742

Expiry Date: 5th June, 2007

Local Member: Councillor J.B. Williams

1. Site Description and Proposal

- 1.1 The application site is on the north-eastern side of the main thoroughfare in Longtown (C1203 road). It is almost directly opposite Greyhound Close. The detached house has a double garage to the front of the property and at right angles to it. The garden area to the rear slopes south-westwards. It is proposed to convert an existing building in the rear garden for use as residential accommodation.
- 1.2 The building the subject of this application has been built into the slope of the rear. It is finished in a smooth rendered finish which matches The Stiles, over a brick plinth wall. The roof is covered in plain concrete tiles that matches those used on the applicant's house. There are six windows facing across the valley, four smaller windows on the southern side facing the house, a door and window on the south-east elevation and one window on the north-western gable end.
- 1.3 It is proposed to remove the six valley side windows and replace them with two, three-light windows with deeper sills. Windows will also be removed on the rear or south-westerly facing elevation, three windows replacing four existing ones. A window on the north-west elevation will be removed altogether leaving a blank elevation.
- 1.4 The former blockwork rendered building will provide a kitchen, dining and lounge and single bedroom and shower/w.c.

2. Policies

2.1 Planning Policy Statement

PPS.1 - Delivering Sustainable Development

2.2 Herefordshire Unitary Development Plan 2007

Policy H.18 - Alterations and Extensions

Policy H.7 - Housing in the Countryside Outside Settlements

3. Planning History

3.1 None.

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 The Traffic Manager recommends that space for the parking and turning of 3 cars be retained within the curtilage.

5. Representations

5.1 In the Design and Access statement that accompanied the application it is stated:

“The application submitted is for a change of use from an existing outbuilding used for purposes incidental to the enjoyment of the main dwelling house, to residential accommodation for an elderly relative.

Materials used will match those as used in the existing main dwelling house.

The proposal is to remove six small windows and replace with two larger windows to provide extra light to living areas. Remove and block up two windows, one to the side and one to the rear elevation. This will be in keeping with the appearance of the existing main dwelling (including the style and design of the windows).

Vehicular access to the property is gained from a driveway leading from the local authority highway, a parking area on side of double garage.

Provision for a level access ramp and platform to the entrance door of the building, to comply with current building regulations.”

5.2 Longtown Parish Council have 'no comment'.

5.3 Two letters of representation have been received from:

P. Jones & C. Clarke, Gothlands, Longtown, HR2 0LS
Mrs. P.M. Roderick, Spindles, Longtown, HR2 0LD

in which the following main points are raised:

- unacceptable density of residential units on small plot of land
- precedent, could lead to 8 additional units on this stretch of development
- beyond building line
- be used for what it was erected
- does not intrude on my privacy, concerned by proposed implications caused by proposal.

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

6. Officer’s Appraisal

- 6.1 The main issue is the principle of development, car parking and turning of vehicles on site and impact on adjoining properties.
- 6.2 The building was erected under permitted development rights for housing domestic pets. The building will provide self-contained accommodation for an elderly relative. It is considered that alterations proposed, namely to the windows, will not materially alter the appearance of the building. The use of the building will need to be made conditional, i.e. such that it is tied to the use of the main dwelling and not sold or leased off separately. It should be noted that there is sufficient on site parking for at least 3 cars as required by the Traffic Manager, which excludes the double garage. The amenities of the adjoining dwellings should suffer no unacceptable impact.
- 6.3 The proposal does not establish a precedent for further such development. The building is land locked in terms of access, therefore it is not considered that a potential separate dwelling could be created in the future. Any application elsewhere would be considered on its individual merits.

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. E29 (Occupation ancillary to existing dwelling only (granny annexes))**

Reason: It would be contrary to the policy of the local planning authority to grant planning permission for a separate dwelling in this location.

Informative(s):

- 1. NC02 – Warning against demolition**
- 2. N19 - Avoidance of doubt**
- 3. N15 - Reason(s) for the Grant of Planning Permission**

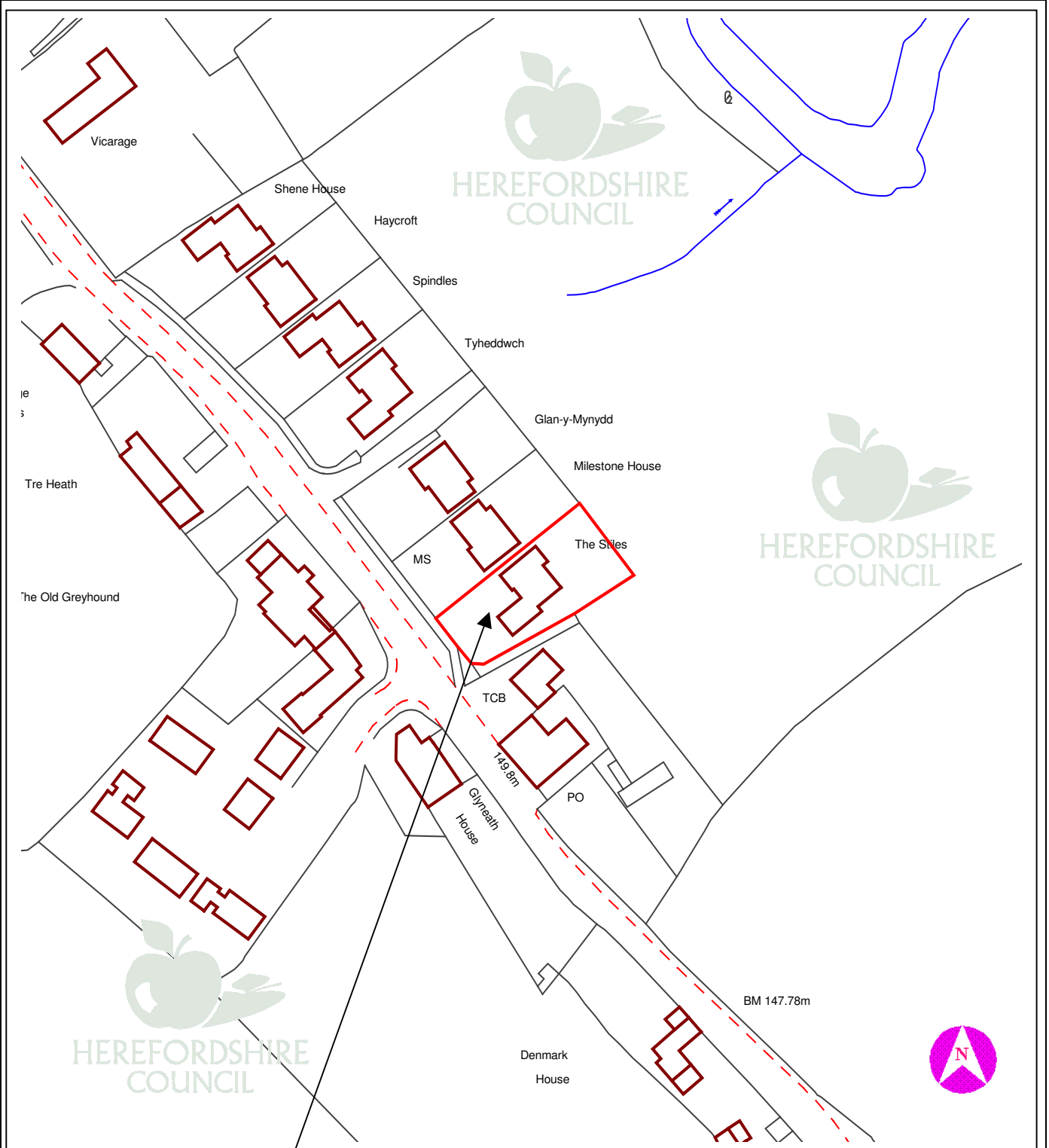
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2007/1026/F

SCALE : 1 : 1250

SITE ADDRESS : The Stiles, Longtown, Hereford, Herefordshire, HR2 0LD

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