

**11 DCNW2007/2238/F - PROPOSED GARAGE AT THE  
BRAMLEYS, CHURCH LANE, ORLETON. SY8 4HU****For: Mr & Mrs D. Kingan****Date Received:****12th July 2007****Expiry Date:****6th September 2007**

Local Member: Councillor WLS Bowen

**Ward: Bircher****Grid Ref:****49258, 67096****1. Site Description and Proposal**

- 1.1 The application site comprises a 1970's detached bungalow which has a single garage to the east elevation. The dwelling sits in a fairly significant garden and is set back from Church Lane by approximately 32 metres. The dwelling has a mix of stone and render with a tiled roof. Church Lane has a mix of dwellings of varying ages and styles. The boundary with the lane has a post and rail fence with some shrubs. The boundary to the west adjacent Well Cottage (Grade II Listed) is primarily a substantial hedgerow. A Public Right of Way runs along this boundary.
- 1.2 This application seeks permission to erect a double garage to the front of the property (southwest). The garage would have a footprint of 6.6m by 6.6m, an eaves height of 2.2m and an overall ridge height of 4.4m. The garage would be constructed with a brick plinth, rendered walls and clay tiled roof to match dwelling. The garage would be sited 20m from the boundary with Church Lane, 6m from the South Western Boundary. A Public Right of Way runs between The Bramleys and the neighbouring property, Well Cottage. The existing oil tank would remain in situ between the boundary and proposed garage. Planting is suggested to the south east wall of the garage as well as planting between the garage and road.

**2. Policies**

S7 – Natural and Historic Heritage

DR1 – Design

H18 – Alterations and Extensions

HBA4 – Setting of Listed Buildings

HBA6 – New Development within Conservation Areas

**3. Planning History**

- 3.1 NW2007/1472/F - Construction of a greenhouse - Approved 3rd July 2007 - (please note that this application also originally sought approval for a garage. This element was withdrawn on advice of Officers prior to determining the application)

**4. Consultation Summary**Statutory Consultations

- 4.1 None

Internal Council Advice

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

4.3 The Conservation Manager makes the following comments:

4.4 The proposal generally follows earlier advice, The scale and most details are now appropriate and I can see no potential harm, to the character and appearance of the Conservation Area. Approval is recommended.

## 5. Representations

5.1 Orleton Parish Council has no objections

5.2 Letters of objection have been received from:

- W R Sanders, Well Cottage, Church Lane
- Mr M F Jukes, Calvados, Church Lane (2 letters with annotated photos and plans enclosed)
- Mrs M James, Calvados, Church Lane (with photos enclosed)
- MA Gargolinski, Stone House, Church Lane (with annotated photos enclosed)

5.3 These objections can be summarised as follows:

- Concern about use of garage as a workshop and potential noise nuisance
- Lack of evidence that the single garage is not suitable for a modern car to justify building a new garage
- The application is identical to the original one apart from cosmetic adjustments to the ridge and eaves height and roof pitch which might have little perceived effect in view of the location on a slope at a higher level than the bungalow.
- A single garage could have been sited in a position to the west of the dwelling
- The garage would impact on the setting of Well Cottage
- The garage would conflict with policies that clearly acknowledge the importance of open space and open character in the core of Conservation Areas.
- We could not and cannot define the many enhancements that a new detached building fairly centrally located in the front garden would bring to the architectural, historic or open character of the Conservation Area.
- The garage is of too great a scale and is wrongly located
- Conservation Officers comments are still appropriate
- Views would be impeded by a mass of unrelieved, rendered blockwork and roof tiles and the general open aspect of the view eliminated.
- The design does nothing to complement the bungalow or its surroundings. It is totally undistinguished and takes no account of its location within the Conservation Area.
- The garage is dominant, prominent and intrusive
- The outlook from Calvados would be replaced by an over scaled, poorly designed, wrongly located, new building. It would impact us adversely without proving and enhancement to the open setting, historical and rural character of this Conservation Area.

5.4 The applicants have responded to the objections submitted and these comments can be summarised as follows:

- On the advice of Officers the wall height has been reduced and roof pitch reduced to 30 degrees. This gave a ridge height reduction of 1 m or about 20%.
- The Bramleys is not a listed property; it is a modern family bungalow. The rendered and painted garage wall would match the rendering on the front aspect of the bungalow and roof tiles will blend with the bungalow roof tiles.
- Inevitably the garage would be visible to anybody looking directly into the garden, but it would not greatly impact onto the lane because it would be 20m from the front boundary. This would also be screened by further trees and shrubs.
- The garage would be used to garage cars and other uses commensurate with a dwelling house.

5.5 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. Officer's Appraisal**

6.1 The main issues in the consideration of this application are:

- The scale and design of the garage and the impact on the character and appearance of the Conservation Area and setting of the Listed Building.
- The impact of the proposed building on the amenities currently enjoyed by neighbouring properties.

6.2 Church Lane is a narrow lane, characterised by a variation of dwelling types and styles, some of which immediately front the highway. The Bramleys, and its neighbour Calvados (built in the original garden of the Bramleys) sit back from the lane unlike other dwellings on the northern side of this lane which are much more prominent.

6.3 The previous application on this site proposed a similar double garage which was withdrawn due to concerns raised by the Conservation and Planning Officers with regards to the bulk and scale of the proposal which were a result of the excessive height of the proposed building. This garage had the same footprint but had an eaves height of 2.7m and a ridge height of 5.4m.

6.4 The concerns of the neighbours have been carefully considered in assessing this application due to its sensitive location within the Conservation Area. However, the height of the garage has now been reduced by one metre, the result being the loss of much of the bulk and massing of the building. This is now considered to be a much more appropriate size and scale for an ancillary domestic garage building. The garage is set back some 20m from the lane and is subservient to the dwelling house in siting and design.

6.5 The historic views along Church Lane towards St Georges Parish Church are not affected. As such the proposed garage would preserve the character and appearance of the Conservation Area in accordance with Policy HBA6 of the UDP and in accordance with guidance contained within PPG 15 – Planning and the Historic Environment. Likewise, now that the height has been adjusted, the setting of the Grade II Listed Well Cottage would not be adversely affected and the proposal would accord with Policy HBA4 and the national guidance above.

6.6 Letters of objection have raised concerns with regards to the loss of view and overbearing nature of this development. The proposed garage lies some 12- 15m from the boundary with Calvados and has no direct impact other than being seen from their

garden. The garage does not affect their living conditions. The garage is set back 6m from the boundary with the Public Right of Way to the west, and due to the roadside location of Well Cottage, the height of the garage and presence of significant landscaping there is no direct impact on the living conditions of Well Cottage. It is accepted that the residents of Stone House and other occupiers of dwellings across the lane would see the garage, it would however not directly affect their living conditions being set approximately 23m from their boundaries. As such the proposal is considered to comply with Policy H18 of the Herefordshire Unitary Development Plan (2007).

- 6.7 To conclude, the proposed garage given its revised height and subsequent reduced mass, would preserve the character and appearance of the Conservation Area and Setting of the Listed Building. Its design and relationship is appropriate in context with the dwelling. There will be no immediate neighbour impact leading to a loss of amenities. As such the proposal is considered to be acceptable, subject to conditions relating to use, landscaping and materials, and conforms with the relevant policies of the Unitary Development Plan 2007.

**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 - B01 (Samples of external materials )**

**Reason: To ensure that the materials harmonise with the surroundings.**

- 3 - G04 (Landscaping scheme (general) )**

**Reason: In order to protect the visual amenities of the area.**

- 4 - G05 (Implementation of landscaping scheme (general) )**

**Reason: In order to protect the visual amenities of the area.**

- 5 - 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**

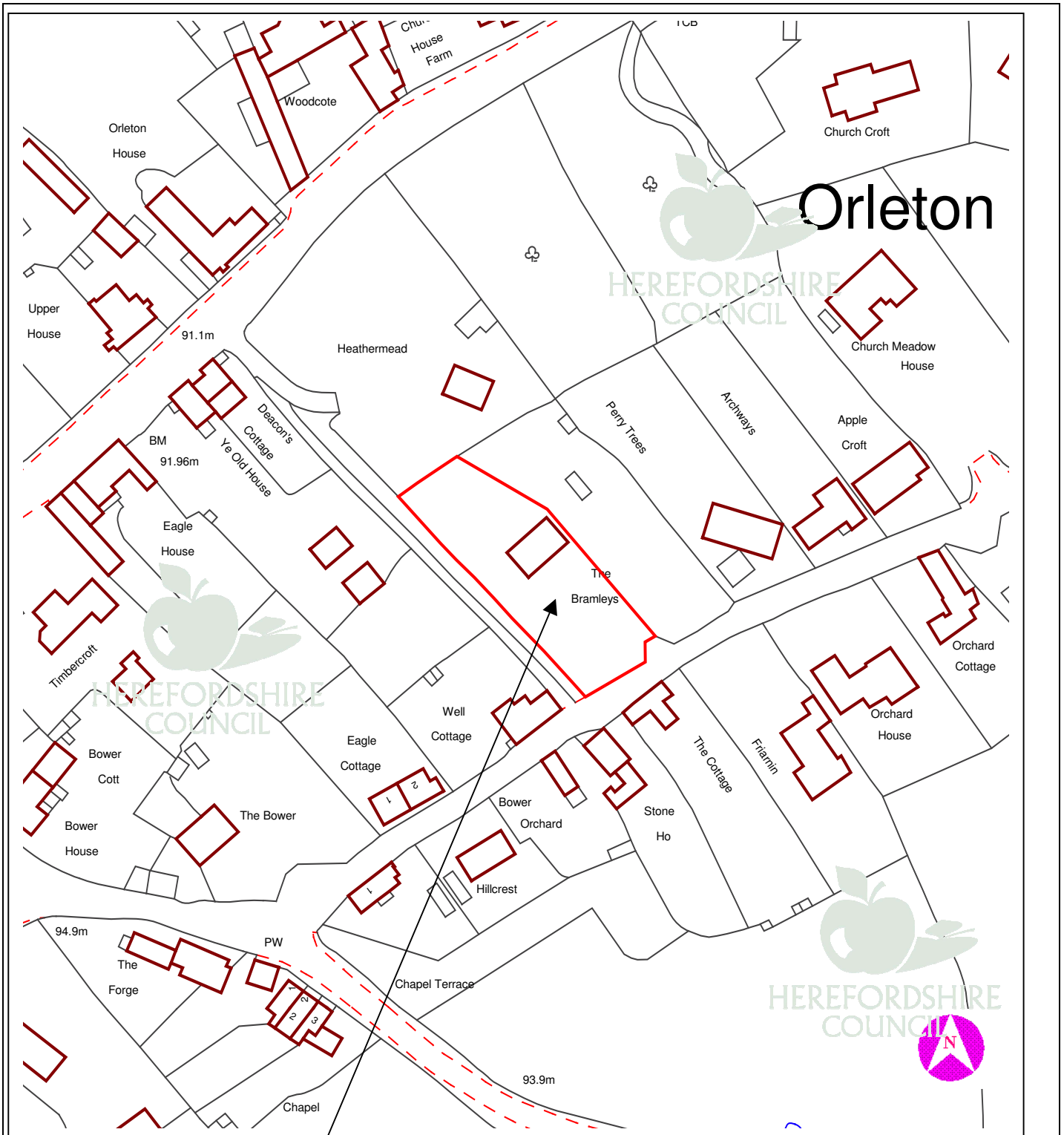
- 2 - N19 - Avoidance of doubt**

Decision: .....

Notes: .....

**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNW2007/2238/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** The Bramleys, Church Lane, Orleton. SY8 4HU

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