

3 SW2003/1939/F - DOUBLE GARAGE (RETROSPECTIVE APPLICATION), TOWNSEND BUNGALOW, LLANWARNE, HEREFORD, HR2 8JE**For: Mr & Mrs R. Craig per Mr M Keyse Sawpits, Great Doward, Symonds Yat, Ross On Wye, HR9 6BP****Date Received: 26th June 2003 Ward: Pontrilas Grid Ref: 5071 2828****Expiry Date: 21st August 2003**

Local Member: Councillor G. W. Davis

1. Site Description and Proposal

- 1.1 The proposal site is in the north/north-eastern area of Llanwarne's Conservation Area. Access is gained off the western side of the C1262 road. The lawned area of Townsend Bungalow declines southward, such that the modern red brick bungalow is clearly visible from the C1262 road to the south and south-east.
- 1.2 In February 2002 permission was granted for a double garage, together with extensions to the applicants' bungalow. The garage and the extensions have been built larger than was approved. Two separate planning applications have been received to regularise the unauthorised development. The double garage is reported to Sub-Committee as representations have been received. The extensions application registered at the same time will be determined under delegated powers.
- 1.3 The double garage originally approved was sited 15 metres west of the bungalow. It was 6.5 metres long and 5.77 metres wide, 2.2 metres to the eaves and 5 metres to the ridge. It was sited between 9 metres at the closest and furthest 11 metres from the boundary with Church House. The facing brick and tiles match those used in the bungalow. The brick walls have been built to date, the roof has yet to be covered in roof tiles.
- 1.4 The garage as built is 6.7 metres long (i.e. 0.2 metres longer) and 6.9 metres wide, this compares to 5.77 metres and represents an increase of 1.1 metres. The height to eaves is now 2.7 metres compared to 2.2 metres as approved, an increase of 0.5 metres. The ridge height has increased to 5.8 metres, from 5 metres as approved, an increase of 0.8 metres. The garage is approximately 0.5 of a metre closer to the boundary with Church House, but still 11 metres away at its furthest.

2. Policies**2.1 Hereford and Worcester County Structure Plan**

- Policy CTC.9 - Development Requirements
- Policy CTC.15 - Conservation Areas
- Policy H.20 - Housing in Rural Areas

2.2 South Herefordshire District Local Plan

- Policy GD.1 - General Development Criteria

Policy C.22	-	Maintain Character of Conservation Areas
Policy C.23	-	New Development affecting Conservation Areas

3. Planning History

3.1	SE2001/3346/F	Double garage	Approved 13.02.02
	SE2001/3344/F	Extensions to bungalow	Approved 13.02.02
	SE2001/1557/F	Extensions	Refused 20.08.01
	SH85/0621	Extensions	Approved 23.08.85

4. Consultation Summary

4.1 No statutory or non-statutory consultations required.

Responses by internal consultees that raise material planning issues are summarised and considered in the Officers Appraisal.

5. Representations

5.1 Llanwarne Parish Council has no objections.

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5.3 One letter of representation has been received from:

Ms. V. Dance, Church House, Llanwarne, Hereford, HR2 8JE

The following main points are raised:

- garage is rather large, dominating my property, closer to boundary than agreed, the other being set back further
- difficult to screen, when and if I can afford it.

The full text of this letter can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

6.1 There are three issues. One is any increase in impact of the double garage above that which was accepted when approved in February 2002, a further issue concerns the setting of the garage in the Conservation Area, and thirdly relates to the impact of the garage on the amenity of nearby residents.

6.2 The garage, as approved, was taller in height than the bungalow, which is only 4.5 metres at its height at ridge level, given it has a 20 degree pitch roof, compared to 5 metres for the double garage. This difference in height has increased by a further 0.8 of a metre which is considered to be acceptable given the pitch of roof is in accordance with higher pitch roofs seen on traditional older buildings of which there are examples in the Conservation Area. The bungalow has a shallow roof pitch in comparison with that of the double garage, and other dwellings and buildings in the Conservation Area, therefore, in respect of the second issue, it is not considered to

detract from the amenities of this part of the Conservation Area. The Conservation Architect raises no objections and concurs that the garage has more of a traditional roof pitch than the bungalow.

6.3 The last issue is the likely impact of the double garage on adjoining residents. It is considered that given the building is only marginally closer to the boundary shared with Church House from that originally approved, and the distance away from Church House itself, it is not considered that planning permission could be reasonably withheld for the retention of this double garage as built. Therefore the application complies with policies GD.1, C.22 and C.23 contained in the South Herefordshire District Local Plan, as augmented by policies CTC.9 and CTC.15 contained in the Hereford and Worcester County Structure Plan.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. A07 (Development in accordance with approved plans)**

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

- 2. B02 (Matching external materials (extension))**

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

- 3. E08 (Domestic use only of garage)**

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

- 4. The garage hereby approved shall be kept available for storage use and shall not be converted into habitable accommodation.**

Reason: In order to ensure that the garage remains for storage use, and therefore restricts pressure for further buildings in this rural location, within the Conservation Area.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.