

**16 DCCW2007/2058/F - CONVERSION OF EXISTING GARAGE, STOREROOM AND UTILITY INTO SELF CONTAINED ONE BEDROOM GRANNY ANNEXE AT THE BIRCHES, WELLINGTON MARSH, HEREFORD, HEREFORDSHIRE, HR4 8DU**

**For: Mr. & Mrs. G.B. & M. Layton, The Birches, Wellington Marsh, Hereford, HR4 8DU**

**Date Received: 28th June, 2007    Ward: Wormsley Ridge    Grid Ref: 49950, 47272**

**Expiry Date: 23rd August, 2007**

Local Member: Councillor AJM Blackshaw

### **1. Site Description and Proposal**

- 1.1 The application site is comprised of a large detached two storey property set within its own curtilage, which fronts onto the southern side of an unclassified cul-de-sac approximately 50 metres to the east of the A49(T). The site lies within the hamlet of Wellington Marsh.
- 1.2 The application seeks permission to convert an integral garage into a self-contained annexe to provide accommodation for a dependant relative.
- 1.3 The proposed conversion would utilise the existing double garage, together with an adjoining utility room and workshop to provide a bedroom, bathroom and kitchen dining room.

### **2. Policies**

- 2.1 Herefordshire Unitary Development Plan 2007:

Policy DR1	-	Design
Policy DR3	-	Movement
Policy H7	-	Housing in the Countryside Outside Settlements
Policy H17	-	Sub-division of Existing Housing
Policy H18	-	Alterations and Extensions

### **3. Planning History**

- 3.1 CW2000/3316/F Proposed extension to dwelling to provide new bedroom, study and bathroom. Approved 11th January, 2001.

### **4. Consultation Summary**

#### Statutory Consultations

- 4.1 Highways Agency: No objection.

Internal Council Advice

4.2 Traffic Manager: No objection.

**5. Representations**

5.1 Wellington Parish Council: Objection: There is concern over adequate car parking and access. The Councillors believe that the car parking issue should be resolved before a decision on the planning application. Concerns expressed over the property being split into two and whether a Section 106 Agreement could be entered into.

5.2 One letter of objection has been received from Mr. and Mrs. Dubberley, Padston House, The Marsh, Wellington which states that whilst we do not oppose the application, we are concerned about the parking arrangements. There are already problems with congestion caused by on-street parking and the proposed development may exacerbate those problems.

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

**6. Officers Appraisal**

6.1 Having regard for the relevant policies, the primary issues in determining this application are considered to be:

- The Principle of Development
- Residential Amenity
- Access and Highways Issues

Principle of Development

6.2 The proposal requires the benefit of planning permission as it seeks to create a self-contained unit of accommodation.

6.3 Although Wellington Marsh is not an area identified as being suitable for new residential development, the proposal does not seek to create a new independent dwelling, but rather an annexe, which would be occupied by a dependant relative.

6.4 Subject to the imposition of conditions controlling the occupation of the annexe and prohibiting its separate lease or sale from the main dwelling, the proposed development is considered to be acceptable as it would not give rise to the creation of a separate dwelling.

Residential Amenity

6.5 The proposed development will not materially alter the relationship between the application site and its neighbours. Therefore the proposed development is not considered to give rise to any harm to the visual or residential amenity of the wider locality. However in order to protect the amenity of the area during the construction phase, standard conditions are recommended to control the hours of operation during the physical works to convert the garage.

Access and Highways

- 6.6 It is clear that local concerns rest largely with highway related matters and whilst the concerns about congestion caused by the existing levels of on-street parking are noted, it is not considered that the proposed development will materially alter these pre-existing highway conditions, as it does not give rise to any significant degree of intensification.
- 6.7 Neither the Highways Agency nor the Council's own Traffic Manager has raised any concerns about the proposed development. Therefore in the absence of a formal objection from either the Highway Agency or the Traffic Manager it is not considered that the concerns raised in the letters of representation or by the Parish Council can be substantiated as a reason for refusal on highway safety grounds in this instance. However, in order to ensure that adequate off-street parking is provided appropriate conditions are recommended.

Conclusion

- 6.8 Overall the proposal complies with the relevant policies in the Local Plan, and as such, approval is recommended.

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

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

- 3. 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.**

- 4. E15 (Restriction on separate sale).**

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

- 5. H10 (Parking - single house).**

**Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.**

- 6. During the construction phase no machinery shall be operated, no process shall be carried out and no delivery taken at or despatched from the site outside the following times: Monday - Friday 7.00 am - 6.00 pm, Saturday 8.00 am - 1.00 pm nor at any time on Sundays, Bank or Public Holidays.**

**Reason: To safeguard residential amenity.**

**Informatives:**

1. **N01 - Access for all.**
2. **HN05 - Works within the highway.**
3. **N19 - Avoidance of doubt.**
4. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

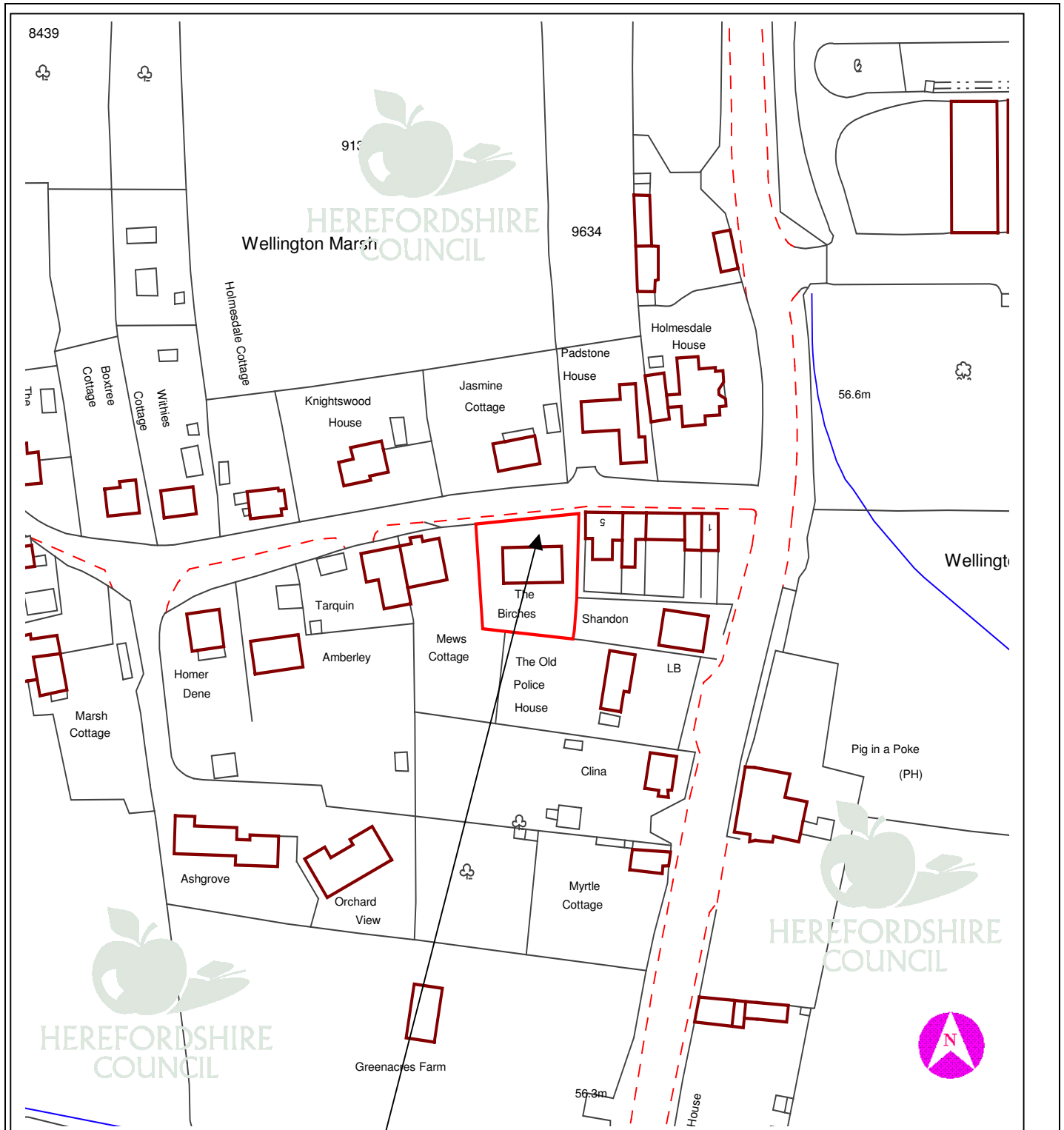
Decision: .....

Notes: .....

.....

**Background Papers**

Internal departmental consultation replies.



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

**APPLICATION NO:** DCCW2007/2058/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** The Birches, Wellington Marsh, Hereford, Herefordshire, HR4 8DU

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