

6 DCSW2007/2980/F - SINGLE STOREY EXTENSION AND ALTERATIONS AND A SEPARATE WORKSHOP, FOUNTAIN COTTAGE, NEWTON ST. MARGARETS, HEREFORD, HR2 0QW**For: Mr B Hill, Fountain Cottage, Newton St. Margarets, Hereford, HR2 0QW****Date Received: 21st September, 2007 Ward: Golden Valley Grid Ref: 35468, 33814 South****Expiry Date: 16th November, 2007**

Local Member: Councillor JB Williams

1. Site Description and Proposal

- 1.1 The proposal site is reached off the north-eastern side of the unclassified road (u/c 74200); this road leads along the south-eastern boundary before turning north-westwards. St. Margarets Church is immediately to the west of the applicant's property. The application site is to the north-east of Fountain Cottage, a two-storey dwelling that fronts onto the u/c 74200 and also the cottage. There is no vehicular access off the unclassified road. Parking is on the opposite side of the unclassified road. There is a double garage which is set back 14 metres from the edge of the highway. The garage is 3.7 metres wide and 13.1 metres long and 3.8 metres to the ridge. The garage is weather-boarded.
- 1.2 It is proposed to erect a workshop building a further 7 metres behind the aforementioned garage. It is 5 metres wide and 11 metres long. It is 4 metres to the ridge. The building like the garage would be weather-boarded, under a corrugated tin roof.
- 1.3 The second element to this application is the erection of a lean-to extension to the rear of the cottage. The additional room is created by extending out 2.25 metres from the rear wall. The lean-to building will have a roof that rakes back in line with the adjoining utility room. The roof will be slated to match the existing slate and the walls rendered. The dwelling was previously extended a few years ago following the granting of planning permission in January 2002.

2. Policies**2.1 Planning Policy Statement**

PPS7 - Sustainable Development in Rural Areas

2.2 Herefordshire Unitary Development Plan 2007

Policy S2	-	Development Requirements
Policy H18	-	Alterations and Extensions
Policy E11	-	Employment in the Smaller Settlements and Open Countryside
Policy E12	-	Farm Diversification

Policy HBA4 - Setting of Listed Buildings

3. Planning History

- 3.1 SW2001/3031/F Refurbishment, alteration and extension to existing cottage and separate double garage - Approved 15.01.02

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 The Traffic Manager has no objection.
- 4.3 The Conservation Manager has no objection as regards the impact of the proposal on St. Margarets Church.
- 4.4 The Public Rights of Way Manager has no objection as regards impact on public footpath SM6.

5. Representations

- 5.1 The applicant provided the following details in response to representations received and in support of the workshop. The following main points are made:

- can confirm will not result in additional traffic visiting the property
- no access from private house, which might impede farm traffic
- aware of parking on hazardous bend, seeking for our caravan to be parked on neighbouring farm and by maximising space available
- workshop will be used as wood/craft workshop and hobby sewing room
- intend using workshop for 6 months, as we live in the woodland for other 6 months (subject of planning permission)
- wood/craft portion of workshop will allow us to produce stock for craft demonstrations, in spring and summer
- site chosen behind garage in order to retain our garden.

- 5.2 Parish Council's observations not received to date.

- 5.3 One letter of representation has been received from:

G & P Phillips, Oaklea Parc Farm, Newton St. Margarets, HR2 0QW

The following main points are raised:

- no objection to single storey extension
- concerns over commercial use and parking issues
- on dangerous bend, already parking issues
- need free flow for our tractors and farm vehicles via private lane
- site already used for overflow parking, can hamper access.

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 issues relate to the principle of extending Fountain Cottage further and secondly, the erection of a workshop building on the strip of land to the north-east of Fountain Cottage.
- 6.2 The extension proposed which will provide a study on the western end of the building is a modest one in floor area, it does though extend a recently extended dwelling. Policy H18 requires that the original dwelling remains the dominant feature. It also needs to be in proportion and sympathetic as regards details and materials. It is considered that this extension is, when taking into account with the two-storey addition granted in 2002, still proportionate. The original dwelling which faces south-eastward still remains the dominant feature in the resultant scheme. This is also given that the extension approved and built by a previous owner entailed the demolition of building to the rear of Fountain Cottage.
- 6.3 A secondary element is the impact that the extension would have on the setting of the listed St. Margarets Church. The Conservation Manager confirms that the proposed extension would not materially impinge upon the setting of the church which is due west of the property. There are well established trees and hedging on the boundary between Fountain Cottage and the grounds of St. Margarets Church.
- 6.4 The second main issue relates to the erection of the workshop. The building is well screened from view by a line of trees on the eastern boundary of the site shared with the private lane. The erection of a building of the footprint proposed has less of an impact being sited as proposed than say to the rear of Fountain Cottage. It was not evident what the workshop was proposed to be used for, this information has been provided on request. The applicant and his partner have the benefit of a planning permission for which they have partly implemented, for a woodland residential course centre at Camp Wood at Abbey Dore. There are conditions attached to that planning permission requiring the removal of living accommodation in the form of a gypsy caravan and other materials including yurts. The use of the workshop by the applicant is in conjunction with the use at Camp Wood. The workshop facility would allow the applicant to continue his enterprise at Fountain Cottage in the autumn and winter. Therefore, subject to the use of the building being specifically conditioned for sole use of the applicant the application can be supported.
- 6.5 The issues raised by the objector relate primarily to access to their farm via the private lane that joins the u/c 74220 road adjacent to the existing garage and parking area to the front of it. Reference is also made to concerns about a commercial use, however as stated previously, it is considered that the use is an appropriate one for a rural enterprise focused in Camp Wood. The Traffic Manager has not objected in relation to the proposal, as principally the access arrangements, i.e. directly onto the unclassified road, continue as presently. There will not be additional traffic visiting the site, which is in any case limited by the space available, between the existing garage and the unclassified road. Should the applicant be obstructing the highway currently then strictly that is a matter that falls outside the remit of Town and Country Planning legislation.
- 6.6 The application can be supported for both the ground floor extension and the erection of the workshop for purposes that relate to his approved enterprise at Abbey Dore.

The workshop building will not, it is considered, materially detract from the amenity of residents in the vicinity of the site nor attract additional traffic over and above that experienced presently. Also, it should be noted for 6 months of the year the workshop will not be used given the applicant will be at Camp Wood running his woodland residential course centre.

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) (workshop)

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

3. E06 (Restriction on Use)

Reason: The local planning authority wish to control the specific use of the land/premises, in the interest of local amenity.

4. E27 (Personal condition)

Reason: The nature of the development is such that it is only considered acceptable in this location having regard to the applicant's special circumstances.

Informative(s):

1. N19 - Avoidance of doubt

2. N15 - Reason(s) for the Grant of Planning Permission

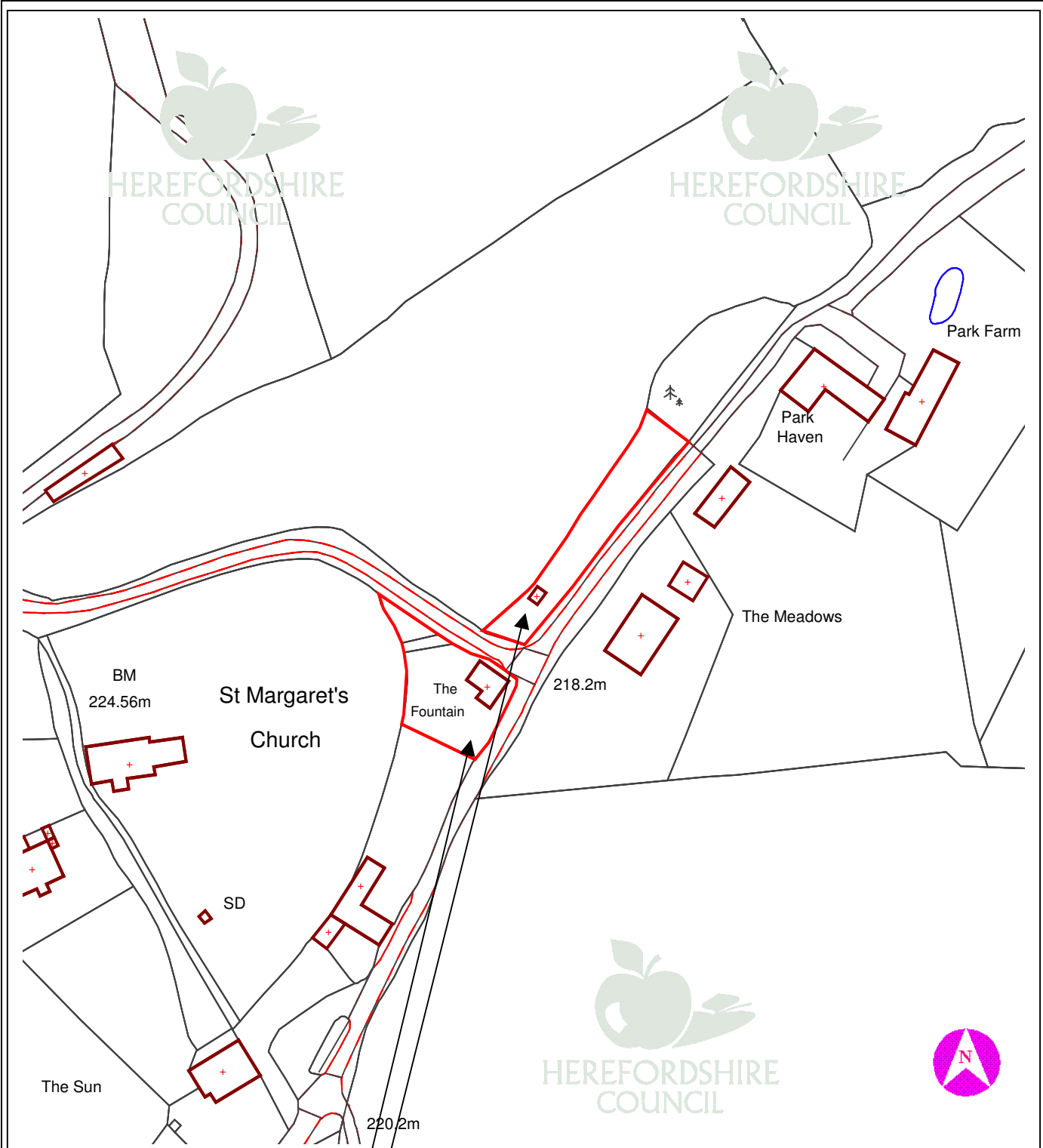
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2007/2980/F

SCALE : 1 : 1250

SITE ADDRESS : Fountain Cottage, Newton St. Margarets, Hereford, Herefordshire, HR2 0QW

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