

9 DCSE2007/3794/F - PROPOSED GARAGE CONVERSION AND EXTENSION TO FORM HOME OFFICE, STORES AND SUNROOM, BRYNHYFRYD, PETERSTOW, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6JZ.

For: Mr & Mrs G Walsh per Mr D Kirk, D Kirk & Associates, Coppice View, 100 Chase Road, Ross-on-Wye, Herefordshire, HR9 5QU.

Date Received: 11th December, 2007 Ward: Llangarron Grid Ref: 56675, 24672

Expiry Date: 5th February, 2008

Local Member: Councillor JA Hyde

1. Site Description and Proposal

1.1 The application site is towards the north-east end of New Road in Peterstow. It comprises a large modern detached house which was approved as a replacement for a vehicle repair workshop. The 2-storey brick house is rectangular in footprint with short gables projecting to front and rear at the south-western end. A covered walkway along the front of the house connects the gable to the detached garage to the north of the house.

1.2 It is proposed to erect an extension to the northern end of the building which would join onto the garage. This would have two floors but with lower eaves/ridge heights (about 0.9m and 1.75m respectively) compared to the existing house. The upper floor would be lit by rooflights in the south-eastern elevation and windows in the gable end wall (north-eastern elevation). The ground floor would be used for storage, the upper floor as an office. The garage would be rebuilt as a store, on a similar footprint but with a higher ridge (about 0.5m) to accommodate a first floor, lit by rooflights and window in the gable end. In addition a sun room would be constructed at the rear of the house. This would be about 4.6m x 4.6m with a tiled hipped roof.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007

Policy LA1	-	Areas of Outstanding Natural Beauty
Policy H7	-	Housing in the Countryside Outside Settlements
Policy H18	-	Alterations and Extensions
Policy E9	-	Home Based Businesses

3. Planning History

3.1 SH921363PF	Two storey dwelling with double garage	-	Approved 30.06.93
DCSE2004/3658/O	Site for two storey dwelling	-	Refused 29.04.05

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Traffic Manager has no objection to the grant of permission.

5. Representations

- 5.1 A Design and Access Statement has been submitted which states:

- (i) the existing 5-bedroomed detached house was constructed in the mid 1990s
- (ii) extra space is required for the occupant's home office and to store materials and family belongings
- (iii) proposal involves re-building the garage in cavity construction to carry a loft, with a smaller extension to the side/rear - these would provide office and storage space
- (iv) the existing property is a very good scale to provide this size extension, which would have very little impact to neighbouring properties
- (v) designed to have minimal impact on the building's front elevation and all materials will be an exact match to existing.

- 5.2 Peterstow Parish Council objects to certain aspects of this application. The amount of storage space created would appear to be in excess of what might seem appropriate for family use and could possibly provide additional space for domestic use in what is already a large house. If the storage space is for business use then this could add traffic along New Lane which is very narrow and only suitable for ordinary private domestic use. There are no objections to the erection of a sun room.

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 proposed extensions would not be out of proportion to the original house built in the 1990s, increasing the footprint by about 56m² (43%) and the cubic capacity by about 250m³ (32%). They would not be lower at eaves and ridge than the main house, with the larger extension (office and store) positioned in the angle between house and garage. External materials would be in matching brick and roofing tile and the new extensions roof pitch would be the same as the main house roof, although that for the new garage would be steeper. There would be no adverse impact on neighbours as the extensions are at the north-east end or at the rear and therefore a good distance from the nearest house to the south-west. In my opinion the extensions would comply with the Council's policies.
- 6.2 Policy E9 encourages the use of domestic properties for home-based businesses provided (1) it will not lead to "adverse impact on residential amenity or the character of the area through its scale, nature of operation, access and parking provision, noise or

traffic generated included visitors, staff and deliveries; and (2) the appearance of the building is not materially altered and on cessation of the business use it can revert to its former use". In this case I understand that the business involves renovation of sash windows which is carried out on site. Materials and equipment however would be stored in the garage and the upper floor of the extension would be the business office. This use would, in my opinion, be incidental to the use of the property as a dwellinghouse and not have the adverse consequences listed in criterion 1. The policy only allows conversion of existing premises rather than new build. However in this case whilst there would be new building works these would only in part be for business purposes, they are acceptable as domestic extensions as discussed above and on cessation of the business use the property could readily revert to wholly residential use. For these reasons I consider that the proposals comply with UDP policies and are acceptable.

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. **The use of the extensions hereby permitted for business purposes shall be incidental to the enjoyment of the dwellinghouse as such.**

Reason: In the interests of highway safety and to protect the amenities of neighbours.

Informative(s):

- 1. **N19 - Avoidance of doubt**
- 2. **N15 - Reason(s) for the Grant of Planning Permission**

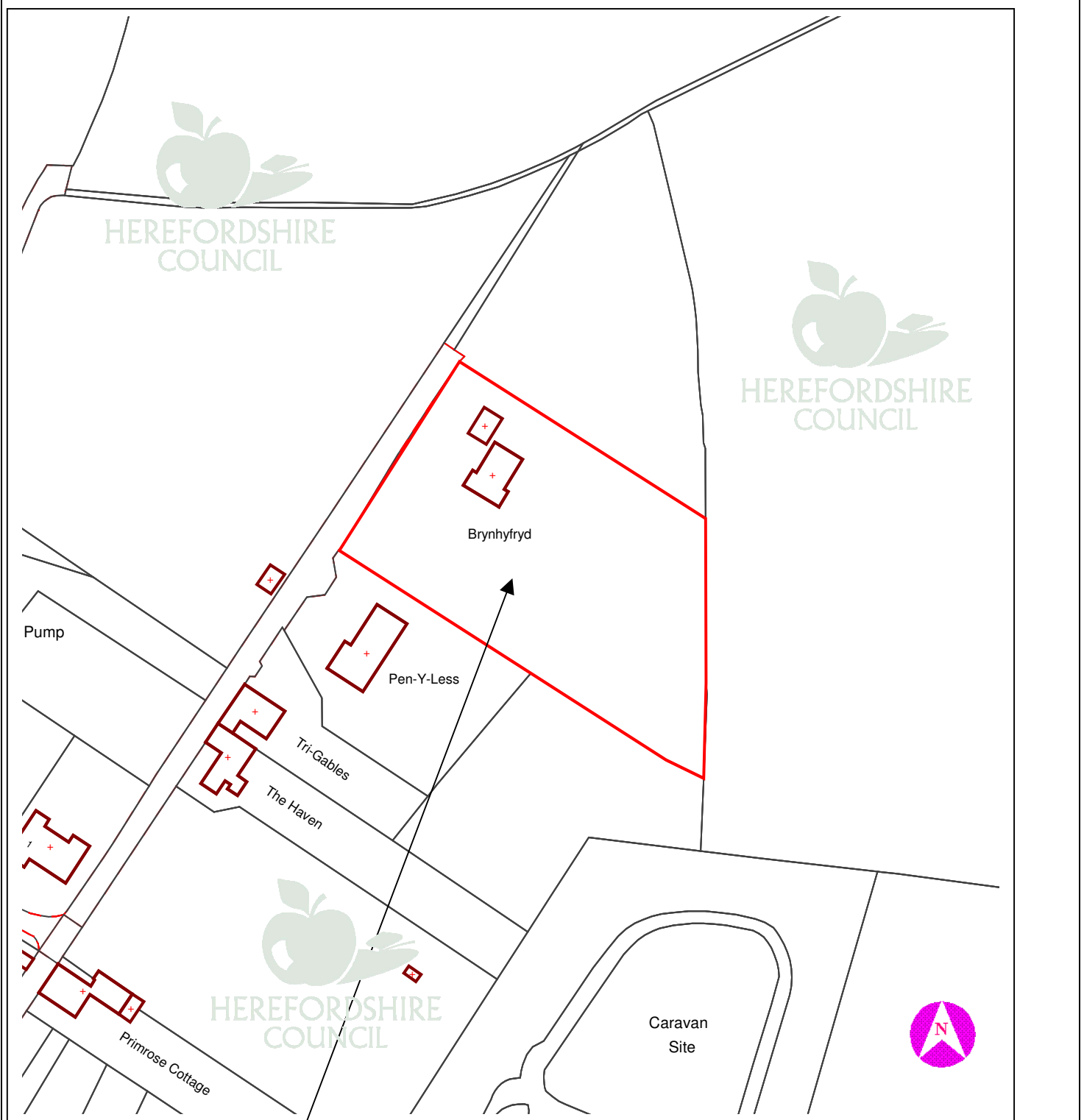
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



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

APPLICATION NO: DCSE2007/3794/F

SCALE : 1 : 1250

SITE ADDRESS : Brynhyfryd, Peterstow, Ross-on-Wye, Herefordshire, HR9 6JZ

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