

**9 DCSE2008/0481/F - CHANGE OF USE OF EXISTING DOUBLE GARAGE TO HOLIDAY ACCOMMODATION, LONG RIDGE, LINTON, ROSS-ON-WYE, HEREFORD, HR9 7RS.**

**For: Mr DP Williams per CG Down, Manor House, Church Street, Churchover, Warks, CV23 0EW.**

**Date Received: 22 February 2008**

**Ward: Penyard Grid Ref: 66431, 24823**

**Expiry Date: 18 April 2008**

Local Member: Councillor H Bramer

**1. Site Description and Proposal**

- 1.1 Long Ridge a much-altered and extended dwelling is located within an area of sporadic development that stretches along the southwest side of the narrow unclassified 70239. High Rising Cottage is to the northwest. The site is located in open countryside.
- 1.2 This application proposes the alteration and change of use of the garage that is tucked into the northwest corner of the garden to holiday accommodation that will provide living/dining area, kitchenette and a bedroom with en-suite bathroom. The entrance onto the 70239 is to improve with a 2.2 metre x site extremity visibility splay. This will require the existing boundary wall that runs along the roadside boundary to be rebuilt on the line of the visibility splay. Parking for five vehicles is to be provided, two spaces for the holiday let and three spaces are shown to be provided for Long Ridge.

**2. Policies**

**2.1 Planning Policy Statements and Guidance**

PPS1	-	Delivering Sustainable Development
PPS7	-	Sustainable Development in Rural Areas
SPG	-	Re-use and Adaptation of Rural Buildings

**2.2 Herefordshire Unitary Development Plan 2007**

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S6	-	Transport
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR3	-	Movement
Policy H14	-	Re-using previously Developed Land and Buildings
Policy RST1	-	Criteria for Recreation, Sport and Tourism Development
Policy RST12	-	Visitor Accommodation
Policy RST13	-	Rural and Farm Tourism Development

### 3. Planning History

- |     |                 |   |   |   |
|-----|-----------------|---|---|---|
| 3.1 | SE2001/3425/F   | 2-storey extension, single storey side and rear extensions with new dormer window and detached double garage. | - | Approved 21.2.02                            |
|     | DCSE2004/2459/F | Change of use of use of existing garage into holiday let.   | - | Refused 17.12.08<br>Appeal dismissed 8.8.05 |
|     | DCSE2007/2248/F | Change of use of existing garage to holiday accommodation.  | - | Withdrawn                                   |

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

#### Internal Council Advice

- 4.2 Traffic Manager - No objection subject to conditions.

### 5. Representations

- 5.1 A Design and Access Statement has been submitted with the application:
- The proposal is to convert an existing stone built double garage into a single self-catering holiday accommodation
  - There would be no extension to the garage which lies in the grounds of Long Ridge located in the settlement of Linton Hill
  - The area comprises mainly of traditional dwellings which are arranged in a linear pattern along two unclassified roads
  - The more substantial settlement of Linton is approximately 1.5km to the north and offers local amenities such as a church, pub and post office. The market towns of Ross-on-Wye and Newent are close offering a wide range of facilities including banking, supermarkets and recreational facilities
  - The site is within easy reach of a wide range of tourist facilities
  - A similar proposal was dismissed on appeal in August 2005 when the Inspector said the building was of no architectural merit or historic value. However that appeal was considered in the context of the Hereford and Worcester County Structure Plan and South Herefordshire District Local Plan
  - The recently adopted Herefordshire Unitary Development Plan sets out the new framework against which this application should be judged. Policies HBA12, HBA13, RST1 and RST12 are relevant
  - The garage is of permanent and substantial construction built of stone under a plain tiled roof
  - The building has been granted planning permission and must have passed the test on appropriate scale and design for its surroundings and not harming the character of the area
  - The site is in a popular tourist area offering a wide range of opportunities for visitors
  - The building will require little alteration to bring into alternative use
  - The existing building lies within the curtilage of Long Ridge and there would be no impact on local wildlife as a result of its conversion

- The building will provide valuable visitor accommodation which would positively contribute towards maintaining the rural economy without having a negative effect on the character of the area
- 5.2 Linton Parish Council – “Do not support this third attempt to obtain a change of use for a garage on this site. Our comments made in August 2004 and August 2007 still stand. The first application was refused by the planning authority and also dismissed on appeal.

There has already been a misunderstanding of UDP policies HBA12 and HBA13 and RST1 and RST12 and therefore a misrepresentation by the applicant.

When planning permission was given in February 2002 for extensive enlargement of Long Ridge it included a double garage at the end of the garden. Therefore we consider that this application does not comply with PPG7, SPG Re-use and Adaptation of Traditional Rural Buildings or any policies in the recently adopted UDP.

Furthermore this is a designated Area of Great Landscape Value and adjacent to a conservation area, to grant permission for this change of use would set a very undesirable precedent.

As this application does not meet any of the relevant planning policies we hope that Herefordshire Council will be consistent in their decision and refuse planning permission.”

- 5.3 Objections have been received from:

Mrs H Harris, Hillfield,  
V Landray, Keytop, Linton  
H Palmer, 16 Woodgate, Mile-end, Coleford

- The road is too narrow to serve the proposal
- It will not be in keeping with the present houses in Linton
- There is no mains drainage in the area

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 Policies RST1, RST12 and RST13 support the provision of small self-catering accommodation from the conversion or change of use existing property subject to set criteria. The proposal must be of a scale and design appropriate for its surroundings, not harm the character or appearance of the countryside, and wherever possible be accessible by a choice of modes transport.
- 6.2 The proposal seeks the conversion of a stand-alone double garage that sits unobtrusively in the northwest corner of the garden of Long Ridge to a self-contained holiday unit. The building will require little external alteration to bring into alternative use; replacement of garage doors with window units and side entrance door. These works, which can be carried out without planning permission, have minimal impact on the appearance of this building. Stud partition walls are proposed to create the living/dining area, bedroom and en-suite bathroom and a kitchenette.

- 6.3 While planning permission for the conversion of this building has been previously refused under reference DCSE2004/2459/F and dismissed on appeal that decision was taken in accordance with the operative development plan at the time, the South Herefordshire District Local Plan. The building was also incomplete at the time of decision. Since the appeal decision the Herefordshire Unitary Development Plan is now operative and policies RST1, RST12 and RST13 are appropriate. These policies support proposals for the provision small self-catering holiday accommodation provided it is of scale and design appropriate for its surroundings and does not harm the character of the countryside. The proposal is for the conversion of an existing garage, which was constructed, with the benefit of planning permission, SE2001/3425/F refers, when it was considered the size and scale of the garage would not detract from the character of this part of Linton. The proposal is considered to comply with UDP policies.
- 6.4 The existing entrance is to be improved with the provision of a 2.2 metre x site extremity visibility splay, which the Traffic Manager considers will be suitable in order to provide safe access. Also, the local road network is considered adequate in width to accommodate the additional traffic that will be generated by this proposal.

### **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 F30 (Use as holiday accommodation)**

**Reason: Having regard to Policies RST1, RST12 and RST13 of Herefordshire Unitary Development Plan the local planning authority are not prepared to allow the introduction of a separate unit of residential accommodation.**

**3 H03 (Visibility splays)**

**Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan**

**4 H05 (Access gates)**

**Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan**

**5 H06 (Vehicular access construction)**

**Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan**

**6 H13 (Access, turning area and parking)**

**Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan**

**7 H27 (Parking for site operatives)**

**Reason: To prevent indiscriminate parking in the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan**

**INFORMATIVES:**

- 1 HN01 - Mud on highway**
- 2 HN04 - Private apparatus within highway**
- 3 HN05 - Works within the highway**
- 4 HN10 - No drainage to discharge to highway**
- 5 HN22 - Works adjoining highway**
- 6 N15 - Reason(s) for the Grant of Planning Permission**
- 7 N19 - Avoidance of doubt - Approved Plans**

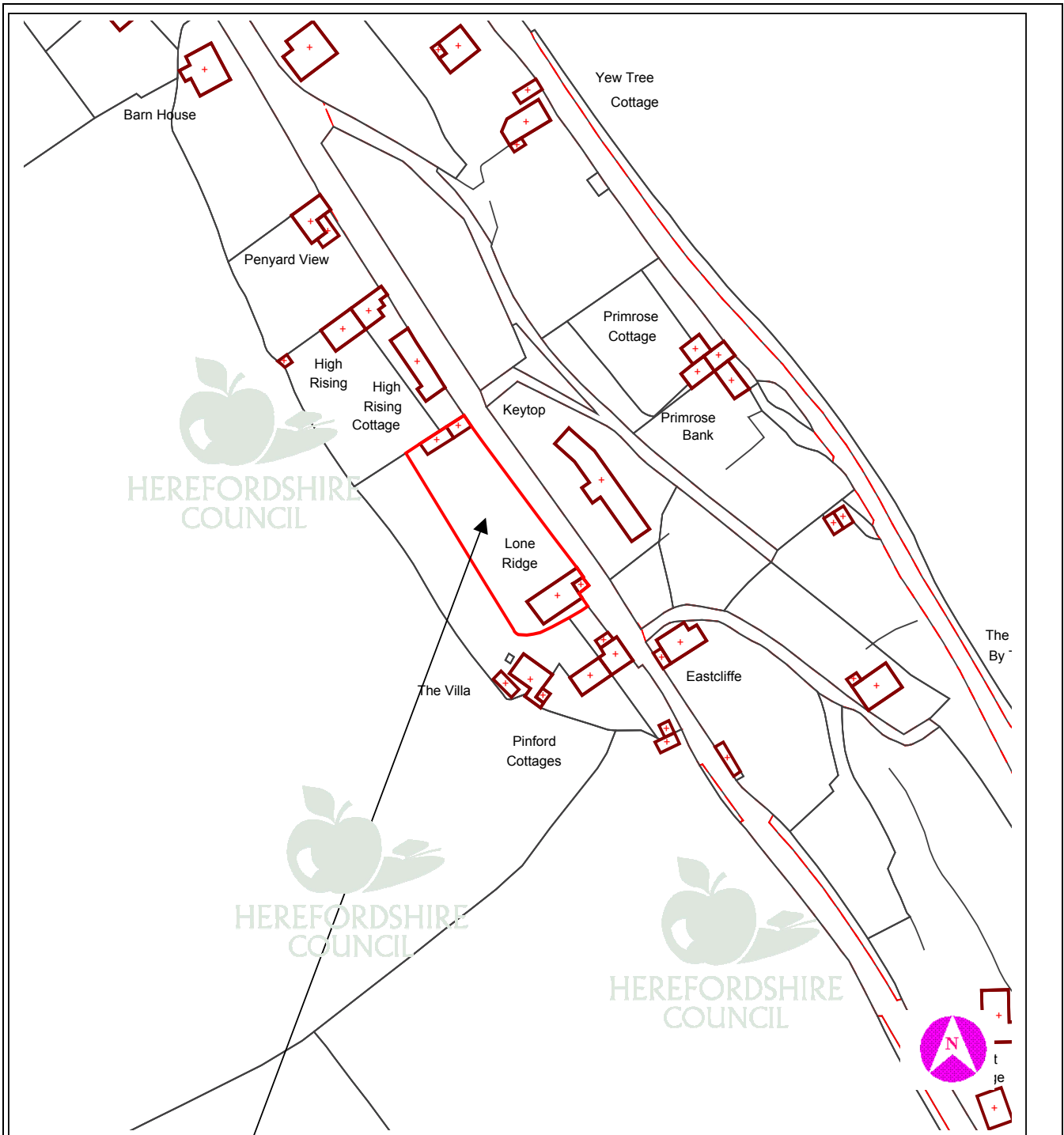
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSE2008/0481/F

**SCALE :** 1 : 1362

**SITE ADDRESS :** Long Ridge, Linton, Ross-on-Wye, Herefordshire, HR9 7RS

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