

6 DCSE2008/0976/F - REPLACEMENT OF DANGEROUS GARAGE/WORK SHOP WITH SUMMERHOUSE/STUDIO FOR SEASONAL USE AND DIRECT REPLACEMENT OF UNSTABLE OUTBUILDING AT ROSELEIGH, OAK ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7BB.

For: J.C. Winfer, Roseleigh, Oak Road, Ross on Wye, Herefordshire, HR9 7BB.

Date Received: 11 April 2008 Ward: Ross-on-Wye West Grid Ref: 60188, 24732

Expiry Date: 6 June 2008

Local Members: Councillors CM Bartrum and G Lucas

1. Site Description and Proposal

1.1 Roseleigh is a large Victorian/Edwardian red/brown dwelling at the top of Oak Road, a short cul-de-sac. There is a long garden on the south side of the property that drops slightly from the house. Brampton Close adjoins the site on its north and west sides. The site is located in an established residential area and within the Wye Valley Area of Outstanding Natural Beauty.

1.2 This is a retrospective application for a stand-alone summerhouse/studio, 6.3 metres x 4.7 metres, 2.3 metres to eaves and 3.8 metres to ridge, that is on the south side of the property approximately 1 metre from the western boundary of the site. The application also proposes the retention of a workshop/storage building with garage doors, 3.6 metres x 4.6 metres, which is at the bottom of the garden with access onto a private road. Both buildings are finished in white painted render under blue/grey slate roofs.

2. Policies

2.1 Planning Policy Statements

PPS1 - Delivering Sustainable Development

2.2 Herefordshire unitary Development Plan

Policy S2 - Development Requirements
Policy S7 - Natural and Historic Heritage
Policy DR1 - Design
Policy DR3 - Movement
Policy H18 - Alterations and Extensions
Policy LA1 - Areas of Outstanding Natural Beauty

3. Planning History

3.1 None.

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 Traffic Manager has no objection.

5. Representations

5.1 A Design and Access Statement has been submitted:

Summerhouse/studio assessment:

- The existing property is 2-storey constructed in facing brick, with some rough cast render, under a slate roof;
- The original detached workshop/garage was largely of asbestos sheet construction under a pitched blue asbestos slate roof. The adjoining summerhouse was glass and timber construction under a flat roof;
- The proposal involves the demolition of the existing hazardous garage together with an unsafe summerhouse. The objective is to replace these 2 unsightly buildings with 1 to enhance the overall property;

Layout and scale:

- The property and garden are of a very good scale to provide replacement buildings;
- Whilst broadly based on the area covered by the existing buildings it has been moved 0.8 metres away from the western boundary to allow adequate maintenance;

Appearance:

- The key issues with the existing building was both appearance and safety;
- The asbestos roof was in an advanced state of decay and the timbers were worm infested. The summerhouse suffered rot and beetle infestation;
- To give the replacement summerhouse/studio the necessary input in terms of massing and scale it was felt it should be rotated through 90 degrees;
- The roof matches the house and the rendered walls would harmonise with other additions throughout the Mount Pleasant/Oak Road area;
- Landscape: and
- No new landscaping is proposed.

Outhouse/workshop assessment:

- This replaces a large outbuilding that was constructed in corrugated iron sheets and timber construction;

Layout and scale:

- The garden is large relative to that of surrounding properties
- It will broadly be in the same position but moved away from the boundary by a metre;

Appearance:

- The garden drops by some 2 metres over its length. The visual impact will be minimal;
- The main structure is of rendered block under a pitched roof;
- The appearance will enhance the an area which has suffered from a plethora of ramshackle garages and outbuildings;

Landscaping:

- The surrounding area has been covered in pea gravel;
- Access: and
- The threshold will almost be flush with the ground level.

5.2 Ross Town Council has no objection.

5.3 Objections have been received from:

Miss J Davies, 7 Brampton Close, Ross-on-Wye
 Mr and Mrs BJ Bevan, 8 Brampton Close, Ross-on-Wye
 B Marshall, 6 Brampton Close, Ross-on-Wye

- The buildings have already been constructed;
- They do not occupy the same site;
- Concerned with the use of materials, summerhouses are usually constructed in timber. It bears little comparison with the previous structure. Its higher and spreads further down the garden and has more of a visual impact;
- The building is much closer to the height of a bungalow;
- Its high pitched roof of black tiles obliterates our view from our dining room; and
- Impact on the value of our property.

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 This is a retrospective application that has been submitted following complaint to the Development Supervisor/Enforcement Officer. The application is for the retention of a stand-alone summerhouse that is adjacent to the southern elevation of Roseleigh and a stand-alone workshop that is at the bottom of the garden.

6.2 The summerhouse replaced a wooden clad outbuilding and a single garage, which it is said were in poor condition. In consideration of the objections that have been received, the summerhouse building raises concern as to its appearance, height and size. The summerhouse has replaced structures that were in a similar position. The applicant has said the new summerhouse projects no further than the previous structures. The applicant has provided a photograph of the earlier buildings, and while, the new summerhouse is in a similar position to the earlier structures, it is more bulky in its appearance. In terms of its impact on neighbours the relative height from ground to eaves measures 2.3 metres and ground to ridge measures 3.8 metres. The summerhouse is positioned approximately 1 metre from the boundary with the properties in Brampton Close. It is considered that the summerhouse does not cause significant over shadowing or loss of direct sunlight to the rear rooms of these properties.

- 6.3 While, it is said the summerhouse obstructs the view from nearby dwellings there is “no right” to the view. It is not the purpose of the planning system to protect or safeguard the view for the continued benefit of the neighbour. Given the summerhouse replaced an earlier outbuilding it is not considered the size and scale of the building causes an unacceptable change of outlook from neighbouring properties.
- 6.4 The replacement workshop building is located at the southern end of the long garden close to a gateway off a concreted private road. The workshop is of a size and type considered appropriate to the area. There is a range of other similar buildings in the locality. It is not considered the workshop looks out of place.
- 6.5 It is considered the buildings are of a size, scale and type appropriate to this residential so as not to detract from the Area of Outstanding Natural in which the site is located.

RECOMMENDATION

That planning permission be granted.

INFORMATIVES:

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

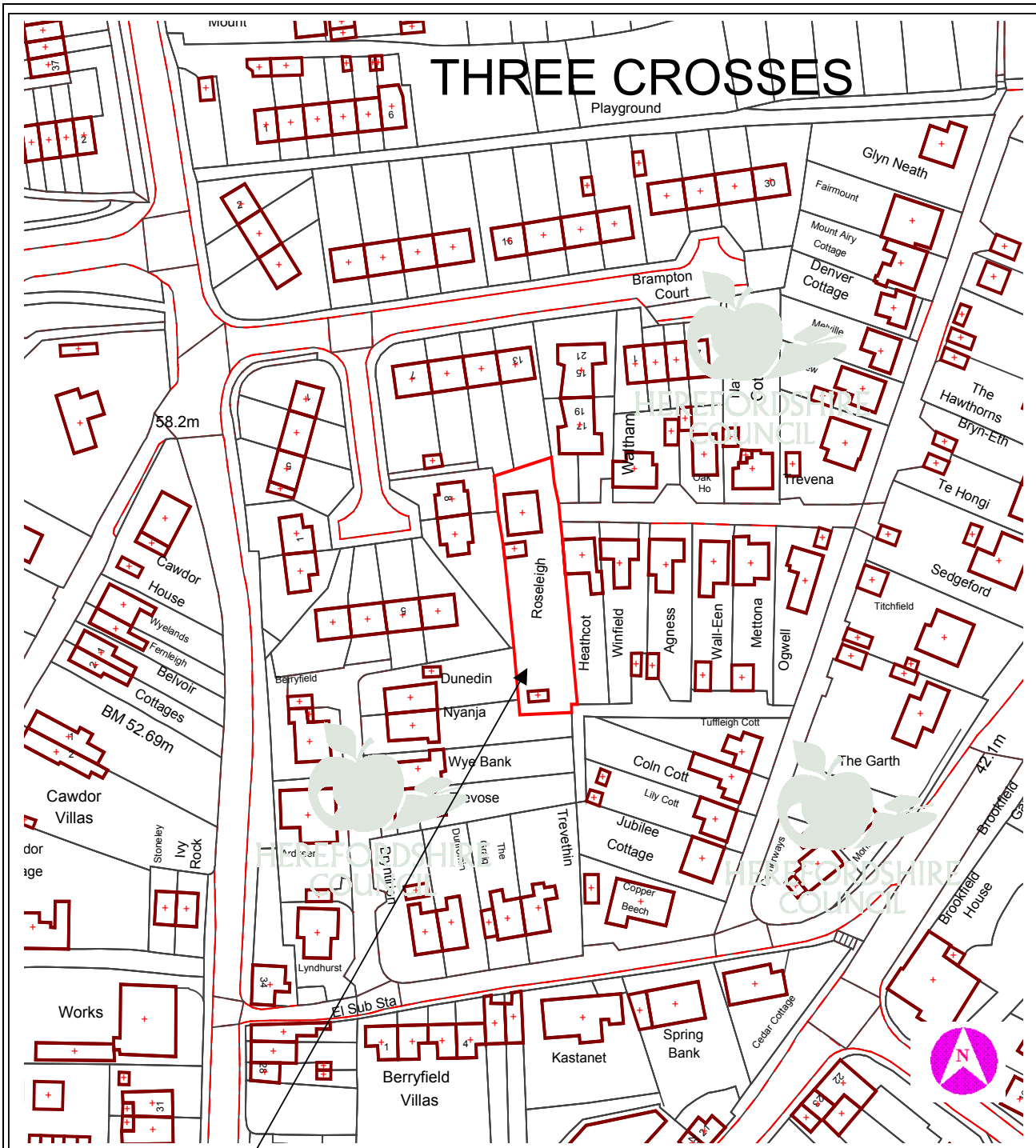
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2008/0976/F

SCALE : 1 : 1250

SITE ADDRESS : Roseleigh, Oak Road, Ross-on-Wye, Herefordshire, HR9 7BB

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