

8 DCSE2003/2539/F - PROVISION OF DRIVEWAY AND PARKING AND TURNING AREAS, THE SUMMERHOUSE, PALMERS FLAT, DANCING GREEN, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5TE**For: R J Kempson, 7, Bryngwyn Manor, Wormelow, Hereford, HR2 8EQ****Date Received: 18th August 2003****Ward: Penyard****Grid Ref: 6332 2090****Expiry Date: 13th October 2003**

Local Member: Councillor H. Bramer

1. Site Description and Proposal

- 1.1 The application premises comprises a small, single-storey wooden building on a plot about 0.14 ha. in area. The building was constructed as a summerhouse. Subsequently planning permission was granted for use as holiday accommodation but occupation was "restricted to the owners and members of their families" by planning condition.
- 1.2 The current proposal is for alterations to the access, the construction of an access drive and vehicular parking and turning area. The building is situated at the western end of the plot; the access is off a forest track at the eastern end. The access drive and parking/turning area have been partially constructed. The latter has been formed close to the holiday accommodation. As submitted the proposal included retention of a further parking/turning area at the eastern end of the plot, close to the rear of the adjoining house, Palmers Hill. The applicant has agreed to omit this part of the scheme.

2. Policies**2.1 Planning Policy Guidance**

PPG.7 - The Countryside: Environmental Quality and Economic and Social Development

2.2 Hereford and Worcester County Structure Plan

Policy CTC.2 - Areas of Great Landscape Value

2.3 South Herefordshire District Local Plan

Policy C.1 - Development within Open Countryside
Policy C.8 - Development within Area of Great Landscape Value
Policy GD.1 - General Development Criteria

2.4 Unitary Development Plan

Policy H.18 - Alterations and Extensions to Dwellings

3. Planning History

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| 3.1 | SH629177 | Retention of summerhouse | - | Approved 02.11.77 |
| | SH861173PF | Retention of summerhouse | - | Approved 07.05.87 |
| | SH880699PF | Garden tool shed | - | Approved 23.06.88 |
| | SH970369PF | Two bedroom bungalow | - | Refused on appeal
01.06.98 |
| | SE2000/3116/F | Extension to holiday
accommodation to provide
kitchen and bathroom facilities | - | Approved 28.02.01 |

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council advice

- 4.2 Head of Engineering and Transportation recommends that conditions be imposed.

5. Representations

- 5.1 The applicant points out that:

- (1) the property has suffered from neglect
- (2) vehicular access was obstructed by its acute angle to the boundary necessitating parking on nearby common land
- (3) proposal obviates need for parking on common by those holidaying there, visitor or service vehicles and siting of gates back from road avoids further obstruction
- (4) property can be used throughout the year; in bad weather and at night access drive provides safe pedestrian access, especially for elderly and easy unloading of shopping, luggage, etc
- (5) a row of diseased Leylandii along the forest track have been removed and less contentious planting will be preferred
- (6) on completion, substantial replanting of appropriate shrubs will be undertaken.

- 5.2 Hope Mansell Parish Council's observations are as follows:

"Hope Mansell Parish Council by majority approves of the aforementioned planning application. However, the Parish Council did raise a concern that the driveway remains a stone sub-base finish to provide drainage. A concrete/tarmac finish was viewed as inappropriate. It was also suggested that the hedge at the head of the driveway required cutting back to aid visibility."

- 5.3 Two letters of objection have been received from:

R. Price, Palmers Hill Cottage, Dancing Green, Ross-on-Wye, HR9 5TE
Mr. G. Phelps, Palmers Hill, Dancing Green, HR9 5TE

The following reasons are given:

- major part of work has already been done without benefit of planning permission
- restoration pending a decision perhaps too robust a course of action but works carried out should not influence the Council's deliberations – too many local cases where planning regulations disregarded and have got away with it
- however, the other objector thinks that as applicant advised by Enforcement Officer to stop work day after he started and ignored the advice, the garden should be reinstated as soon as possible
- access is on a blind bend and should be blocked off
- previous application to develop the garden and summerhouse resulted in a Public Inquiry and the Inspector said property slopes to west, therefore a driveway to summerhouse would be a scar on landscape.

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

6. Officers Appraisal

- 6.1 The development of land without planning permission is never grounds, per se, to refuse to grant permission. The development must be considered on its merits in the light of prevailing policies. In this case the key issue is considered to be the effect on the landscape.
- 6.2 The building does benefit from use as holiday accommodation and is not unreasonable to provide a suitable access. The drive and parking/turning area it is understood are to be surfaced appropriately in stone rather than tarmac or concrete. The site is partly screened by existing planting and this part of the proposal would not therefore be visually intrusive. The wide area close to Palmers Hill referred to in paragraph 1.2 is considered to be otiose and has been omitted from the proposals. This area is close to the common and would harm this attractive area. A planning condition can be imposed to restore this area.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1. G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

2. G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

3. Within 2 months of the date of this decision, details of the surfacing of the access, access drive and parking and turning area shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To define the terms of this permission and in the interests of visual amenity.

4. Before the access is formed details of the new access, including visibility splay and position of gates, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In the interest of highway safety.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.