

**10 DCSE2003/2876/F - RETENTION OF GARAGE / STORE
RUDHALL MANOR, PHOCLE GREEN, ROSS-ON-WYE,
HEREFORDSHIRE. HR9 7TL****For: Country House Weddings Ltd per Tim Harbord
Associates, 1 Constable Court, Barn Street, Lavenham,
Sudbury CO10 9RB****Date Received: 22nd September 2003****Ward: Old Gore****Grid Ref: 62550, 25353****Expiry Date: 17th November 2003**

Local Member: Councillor J W Edwards

1. Site Description and Proposal

- 1.1 Rudhall Manor is a listed building (Grade I) which is situated on the south side of the C1283 road and about 2km north-east of Ross on Wye. The entrance drive approaches the house from the east and until recently led to a wooden garage, prominently sited in front of the main elevations of this architecturally important building. This wooden structure with corrugated iron roof has been demolished and a new stone garage and store erected on site about 20 m to the north. The garage/store did not have the benefit of planning permission and this application for retrospective permission has been submitted.
- 1.2 The garage is 'L' shaped with a gable jutting forward at the east end. The eaves are higher than normal for a garage and this together with the steeply pitched roof allows for a storage space above the garage. This is entered through an external door in the rear elevation. The garage is built into a bank and ground level at the rear is higher than at the front. There are three sets of garage doors. Externally the building measures about 11.7 m in width, 7.3 m maximum depth and 6.1 m to ridge. The external materials are Forest of Dean stone with a red clay tile roof; lintols and window frames are oak with metal sashes.
- 1.3 The entrance drive has been slightly extended to facilitate access to the garage and part has been re-surfaced.

2. Policies**2.1 Planning Policy Guidance**

PPG7	The Countryside : Environmental Quality and Economic and Social Development
PPG15	Planning and the Historic Environment

2.2 Hereford and Worcester County Structure Plan

Policy H18	Alterations and extensions
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2.3 South Herefordshire District Local Plan

Policy C1	Development in Open Countryside
Policy 27B	Alterations or additions to Listed Buildings
Policy C29	Setting of a Listed Building
Policy SH23	Extensions
Policy GD1	General development criteria

2.4 Unitary Development Plan – Deposit Draft

Policy HBA4	Setting of Listed Buildings
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3. Planning History

3.1	SH880200LA	Alteration to stable to form pool house.	-	Consent 16.3.88.
	SH851166LA	Alterations and restoration.	-	Consent 14.4.86.

4. Consultation Summary

Statutory Consultations

- 4.1 English Heritage's advice on the garage and associated landscape works is that the scale and location of the building is acceptable, the design and execution of the building is acceptable (although there are details and finishes - such as the window surrounds - that are less than ideal), but that the landscape does need further work.

The garage is at present too prominent as one approaches the house up the drive. Service buildings to a country house are normally hidden or visually played down, and are often made less obtrusive by planting. We recommend that further planting (including shrubs at eye level) should be planted on the area between the main drive and the new driveway to the garage. The plain tarmac of the new drive is inappropriately institutional, and should at the very least be modified by rolling in a suitable selected local stone dressing.

Internal Council Advice

- 4.2 The Chief Conservation Officer does not object in principle to the position and scale of the proposal but expresses reservations on aspects of the detailing including lintols to first floor windows, chevron boarding to garage doors, the character of the stonework, projecting rafter feet, first floor window surround and the tarmacadam surfaces.

5. Representations

- 5.1 The applicant's agent makes the following submission:

- As you are aware the building was erected as a replacement for a building that was previously located a short distance to the south of where the the new one has been positioned. My client thought, mistakenly, that it would not require planning permission, having regard to permitted development rights appertaining to single dwellinghouses and the fact that it was a replacement for a structure of a similar size.

The previous building was sited where it detracted from the setting of Rudhall Manor as one approached from the main entrance, a situation exacerbated by the poor condition and unsightly appearance of the structure. Its removal has opened up and enhanced the setting of the house, and the new building is set back in a much less obvious position relative to the listed building.

- 5.2 Brampton Abbots Parish Council has no objection or comment to make on the application.
- 5.2 Ross Rural Parish Council has no objection to the planning application.
- 5.3 Weston under Penyard Parish Council support the application.
- 5.4 One letter of support has been received. The following reasons are cited:
1. replaces an old wooden structure that probably was an eyesore,
 2. the area on which old garage stood now landscaped and new garage and store tucked under the north wall,
 3. the whole area is much improved being more in keeping with a listed building.

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 wooden structure that has been demolished was unattractive and poorly positioned, detracting from the first full view of the house along the entrance drive. The new garage is appropriately sited to the rear of the house and set into a bank with established planting. The extensive planting ensures that the building is not visible from public viewpoints. It is a sizeable building but not out of scale with Rudhall Manor. Both English Heritage and the Chief Conservation Officer express reservations regarding detailed design matters but on the key considerations of the position, size, character and main external materials conclude that it is acceptable and does not harm the setting of the Grade I listed building. In these circumstances it is considered that the garage/store complies with the Council's policies for domestic outbuildings and development within the curtilages of listed buildings.
- 6.2 The entrance drive is bordered by thick planting but opens out on the approach to the house. As a consequence the garage, although set back, is conspicuous. Appropriate planting would focus views on the house. The new black tarmac also detracts from the house and a softer surface would help. Both the additional planting and hard surfacing could be required by planning condition.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1 G04 (Landscaping scheme (general))

Reason: In order to protect the setting of the listed building.

2 G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the setting of the listed building.

- 3 Within 3 months of the date of this permission the access drive demarcated in red on the attached plan shall be re-surfaced in accordance with a scheme which has been submitted to and approved in writing by the local planning authority.**

Reason: In order to protect the setting of the listed building.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.