

8 DCSE2009/0370/F - DETACHED GARAGE AND STOREROOMS WITH STUDY ABOVE, ROWAN LODGE, PETERSTOW, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6LF.

For: Mr S Pelham Davies per Mrs Heron, Heron Associates, The Old Shop, Kingcoed, Usk, Monmouthshire, NP15 1DS.

Date Received: 2 March 2009

Ward: Llangarron

Grid Ref: 56187, 24716

Expiry Date: 27 April 2009

Local Member: Councillor Mrs JA Hyde

1. Site Description and Proposal

- 1.1 Rowan Lodge (shown as Rowan Cottage on the site location plan) is located at the end of gravel drive that runs between Link End and High Field, and on the north side of the unclassified 71012 that leads up from the A49. High Field and Fern Bank are to the south and Highgrove is to the south-west. A 1 metre high hedge runs along the western boundary and a native species hedge defines the boundary of the site with the A49 to the north. The access drive also provides access to Lane End, which is in the ownership of the applicant.
- 1.2 The site is located in the Peterstow Conservation Area and within the Wye Valley Area of Outstanding Natural Beauty.
- 1.3 This application proposes a stand-alone building, 12.6 metres x 7.2 metres, 2.5 metres to eaves and 5.7 metres to ridge, that will provide 2 garages, workshop and garden machinery store with office/study, storeroom and toilet in the roof space. The external walls of the building will be painted render off a brick plinth and clay tiles are proposed for the roof. It is proposed to locate the building in the south-west corner of the garden, to the rear of Lane End. A hedge is to be planted along the boundary with Lane End.

2. Policies

2.1 Planning Policy Statements

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|-------|---|---------------------------------------|
| PPS1 | - | Delivering Sustainable Development |
| PPG15 | - | Planning and the Historic Environment |

2.2 Herefordshire Unitary Development Plan

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|-------------|---|---|
| Policy DR1 | - | Design |
| Policy S2 | - | Development Requirements |
| Policy S7 | - | Natural and Historic Heritage |
| Policy H18 | - | Alterations and Extensions |
| Policy HBA6 | - | New Development within Conservation Areas |
| Policy LA1 | - | Areas of Outstanding Natural Beauty |

3. Planning History

- 3.1 DCSE2006/0307/F Single storey extension - Approved 03.03.06
- DCSE2006/2745/F Summerhouse (retrospective application) - Approved 27.09.06

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 The Conservation Manager has no objection.

5. Representations

- 5.1 A Design and Access Statement has been submitted:

- The site area is approximately 3640 square metres and the building footprints total 462 square metres;
- The new building will be located between Rowan Lodge and Lane End creating an attractive courtyard area in front of Rowan Lodge;
- The design of the garage intends to respect its locality whilst also reflecting the character of Rowan Lodge with its brickwork and render walls and tiled roof; and
- Hedge planting will be used to screen the building from Lane End.

- 5.2 Peterstow Parish Council is concerned that by virtue of its size the proposed new building is both out of keeping and proportion to the existing dwelling on site and to adjoining properties. Rowan Lodge is a substantial dwelling in itself and there is already a large garage and summerhouse on site. This brings into question the necessity for such a large building, which would also appear to have the potential for use as accommodation. The Parish Council therefore objects to the application in its present form.

- 5.3 Mrs L James, Highfield, Peterstow has no objection to this proposed building.

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 Proposals for the alteration or extension of residential properties can have a significant effect on the character of the original building, the surrounding area and the amenities of adjoining residents. It is important that the scale, siting and design of such developments respect these aspects, so as to ensure adequate levels of privacy and environmental quality.
- 6.2 Policy H18 deals with proposals for the alteration and extension of dwellings. This policy will also be applied to proposals for annexes, other ancillary accommodation and buildings incidental to the enjoyment of a dwelling, where planning permission is required. The following is subject to the following criteria:

1. The original building (that is, as at 1 July 1948 or as originally built if constructed later than this date, and not including any subsequent extensions) would remain the dominant feature;
 2. The proposal is in keeping with the character of the existing dwelling and its surroundings in terms of scale, mass, siting, detailed design and materials;
 3. The proposal would not be cramped on its plot, including having regard to provision of suitable private open amenity space, and would not adversely impact on the privacy and amenity of occupiers of neighbouring residential property; and
 4. The level of resulting off street parking provision is in accordance with Policy H16.
- 6.3 Although, Rowan Lodge has been extended, DCSE2006/0307/F refers, and a summerhouse has been constructed on the south side of the property, the scale and form of the original building remains dominant. The proposed building is to be located in the south-west corner of the large garden to Rowan Lodge, in a position where it is considered its scale and form will not detract from the character of the principal building and not appear visually dominant. Rowan Lodge is situated in a large garden. The proposed building is to be located in a position where its scale and form will not lead to an overdevelopment of the garden leaving adequate amenity space around the property. Also, there is ample space available to provide a turning area so that vehicles can enter and leave the site in a forward gear.
- 6.4 Insofar as the impact of the building on the locality is concerned, it will not be seen from the adjoining lane as it will be behind Lane End, and the existing boundary hedge along the A49 provides an effective screen to the site.
- 6.5 The site is located in the Peterstow Conservation Area where Policy HBA6 is considered relevant to this application. The policy states that development will not be permitted unless it preserves or enhances its character or appearance of the conservation area. The Historic Buildings Officer has raised no objection to the proposal, commenting that Rowan Lodge is a C20 bungalow typical of the post-war 'suburb' of High Town. Given its context, the application is unlikely to have any wider impact on the character of the conservation area. Consequently, the proposal is considered acceptable to Policy HBA6.
- 6.6 Having regard to the comments made by the Parish Council it is considered that the limited visual impact of the proposal and the context within which it is set is such that it will not cause demonstrable harm to the locality. Furthermore, conditions limiting its use are proposed which will bring about reasonable control. The application is accordingly recommended for approval.

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 C03 (Matching external materials (general))

Reason: To ensure the satisfactory appearance of the development so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan.

3 F07 (Domestic use only of garage)

Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling and to comply with Policy H18 of Herefordshire Unitary Development Plan.

4 F08 (No conversion of garage to habitable accommodation)

Reason: The [integral garage/garage/car port] and access thereto must be reserved for the garaging or parking of private motor vehicles and the garage shall at no time be converted to habitable accommodation.

Informatives:

1 N19 - Avoidance of doubt – Approved Plans

2 N15 – Reason(s) for the Grant of Planning Permission

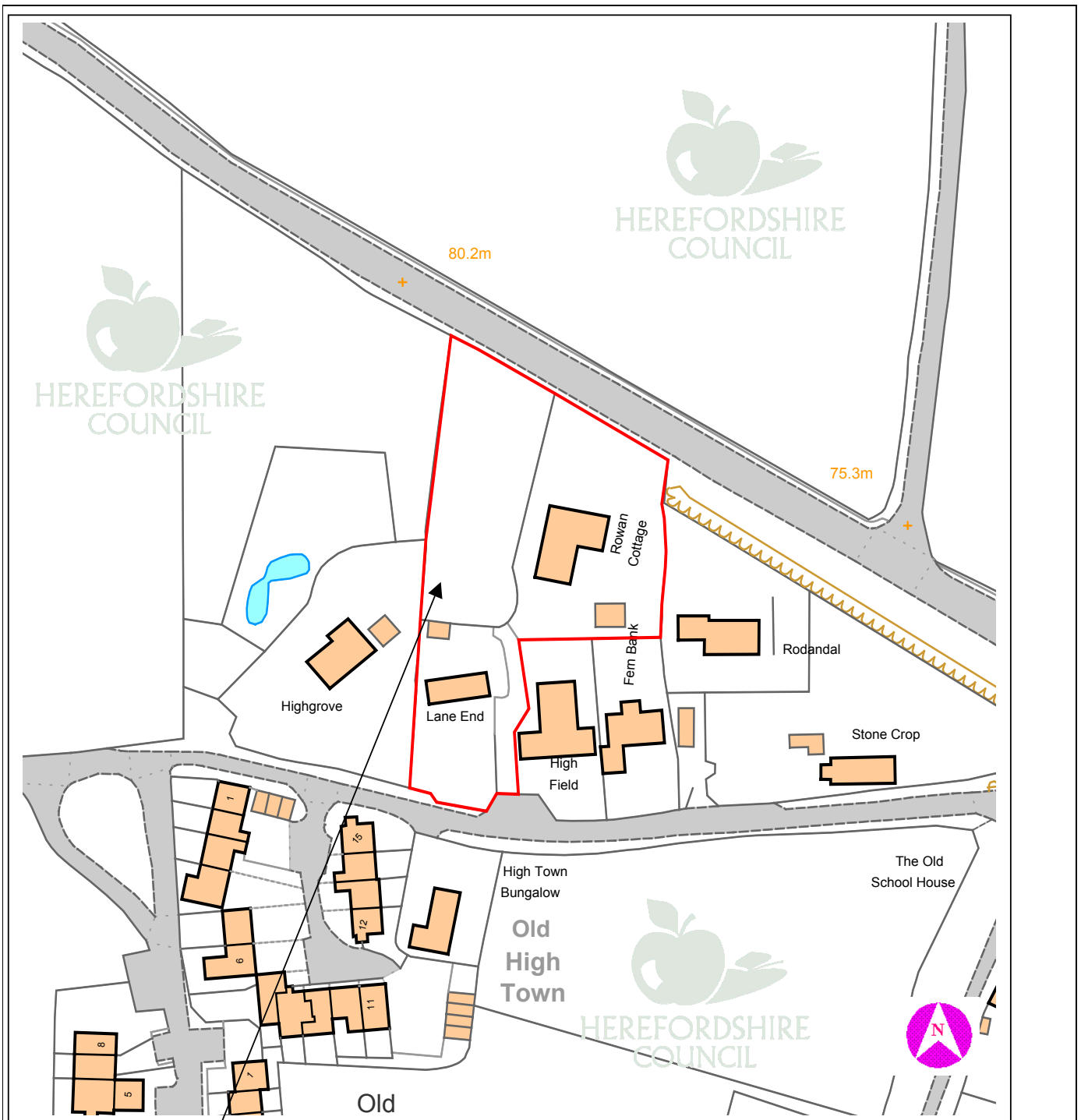
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2009/0370/F

SCALE : 1 : 1250

SITE ADDRESS : Rowan Lodge, Peterstow, Ross-on-Wye, Herefordshire, HR9 6LF

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