

9 DCSE0009/1465/F - ERECTION OF GARDEN SHED - PART RETROSPECTIVE, GLEWSTONE COURT COTTAGE, GLEWSTONE, ROSS-ON-WYE, HR9 6AW.

For: Mrs L Stollery, Glewstone Court Cottage, Glewstone, Ross-on-Wye, HR9 6AW.

Date Received: 7 July 2009

Ward: Llangarron

Grid Ref: 56333, 22478

Expiry Date: 1 September 2009

Local Member: Councillor JA Hyde

1. Site Description and Proposal

1.1 Glewstone Court Cottage lies on the south-eastern side of the C1248, which runs between the A40 and the A4137. The detached property is sited to the north-east of Glewstone Court Hotel and shares an access off the C1248. The site and surrounding area are within open countryside and within the Wye Valley Area of Outstanding Natural Beauty.

1.2 The proposal, which is part retrospective, is for an outbuilding, sited some 33 metres to the north-east of the cottage, near to the access off the C1248. The outbuilding is some 3.3 metres by 5.3 metres and 3.5 metres in height. It has a symmetrical dual-pitched roof which would be finished with bituminous felt covering. The walls, which at present are of blockwork construction would be clad in natural timber. It is proposed to use the building for domestic storage.

2. Policies

2.1 Department of Environment

PPS1 - General Policy and Principles
PPS7 - Sustainable Development in Rural Areas

2.2 Herefordshire Unitary Development Plan

Part 1

Policy S1 - Sustainable Development

Part 2

Policy DR1 - Design
Policy DR2 - Land Use and Activity
Policy DR3 - Movement
Policy DR4 - Environment
Policy T11 - Parking Provision
Policy LA1 - Areas of Outstanding Natural Beauty
Policy LA6 - Landscaping Schemes
Policy H7 - Housing in the Countryside Outside Settlements
Policy H18 - Alterations and Extensions

3. Planning History

3.1 SE2000/0396/F Klargester bio-disk - Refused 22.11.00

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

5. Representations

- 5.1 A letter and Design and Access Statement were submitted with the application. In summary these state:

- We sought advice of builders, checked Council's website and other internet information and understood that planning permission was not required.
- Building is required for storage of garden, household materials/tools. It is not related to our business.
- Having been advised that planning permission was required we have stopped work.
- If planning permission is granted we will work within the guidelines of the permission.
- It is intended to screen the building from the road with beech trees, similar to those planted alongside the driveway. This will create privacy for ourselves, whilst being considerate to our neighbours.
- Building is virtually invisible from the road as you approach either from the north or south.
- The existing gap providing views of the site will be planted with a beech hedge.

- 5.2 Marstow Parish Council "object to this application for the following reasons:

It is too large and not a shed - more a large workshop, storage. It does not consider the neighbours in this compact area of the village. It sets an example where others could follow if this is passed."

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 The main considerations in the determination of this application are the acceptability of the outbuilding in relation to the dwelling, the impact of the proposal on the character and appearance of the Wye Valley Area of Outstanding Natural Beauty and rural street scene.
- 6.2 Policy H18 of the Herefordshire Unitary Development Plan requires outbuilding proposals to ensure that the original dwelling remains dominant, the proposal is in keeping with the character of the existing building and surroundings in terms of scale, mass, siting, detailed design and materials and would not be cramped on the plot. The outbuilding proposed is of modest proportions and by virtue of this and the separation between it and the cottage it would clearly be subservient. The proposed materials would be appropriate for the rural location and would complement the traditional qualities of the cottage. There is ample space within the site for parking, turning and amenity areas. The proposal is considered to comply with the requirements of Policy H18.
- 6.3 With regards the impact of the proposal upon the scenic qualities of the Wye Valley Area of Outstanding Natural Beauty, by reason of the relatively small scale of the building and its siting it is considered that it would not be visually prominent. It would not obscure mid-distant or distant views within the Area of Outstanding Natural Beauty. Furthermore, in the context of the curtilage of the dwelling and adjacent to a substantial stone boundary wall, it would not introduce a form of development that would be out of keeping with the area. It is considered that the development

would not have a harmful impact upon the scenic qualities of the natural landscape, due to its size, siting and materials.

6.4 The outbuilding can be seen from the C1248, although views are partially obscured by existing, mature trees and vegetation. It is considered that in its context, adjacent to an existing roadside boundary wall, and with part of the rear section of Glewstone Court Hotel abutting the roadside verge, the development would not be incongruous with the existing character and appearance of the rural street scene. The proposed materials would reduce the visual impact of the building as existing and additional planting would reinforce the site boundary and provide further mitigation.

6.5 It is considered that the proposal is acceptable in planning policy terms and would not adversely impact upon the Area of Outstanding Natural Beauty or the rural street scene.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. **Within 3 months of the date of this permission details/samples or trade descriptions of the materials to be used externally on the roof and walls 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 ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy DR1 of the Herefordshire Unitary Development Plan.

- 2. **F07 (Domestic use only of outbuilding)**

- 3. **Within 3 months of the date of this permission a scheme of hedgerow planting along the roadside boundary shall be submitted to and approved in writing. The planting shall be carried out in the next planting season.**

The plants shall be maintained for a period of 5 years. During this time, any plants that are removed, die or are seriously retarded shall be replaced during the next planting season with others of similar sizes and species unless the local planning authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5-year maintenance period.

Reason: In order to maintain the visual amenity of the area and to comply with Policy LA6 of the Herefordshire Unitary Development Plan.

Informatives:

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

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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SCALE : 1 : 2500

SITE ADDRESS : Glewstone Court Cottage, Glewstone, Ross-on-Wye, Herefordshire, HR9 6AW

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