

**7 DCSW0009/1681/F - PROPOSED DETACHED DOUBLE GARAGE, GARDEN/MOWER STORE AND FIRST FLOOR STORAGE AREA, STONE HOUSE, MUCH DEWCHURCH, HEREFORDSHIRE, HR2 8DL.**

**For: Mr J Taylor, Stone House, Much Dewchurch, Hereford, HR2 8DL.**

**Date Received: 13 August 2009**

**Ward: Valletts**

**Grid Ref: 48202, 31171**

**Expiry Date: 8 October 2009**

Local Member: Councillor MJ Fishley

## **1. Site Description and Proposal**

- 1.1 Stone House is situated within the village of Much Dewchurch to the south of the B4348. The dwelling is a Grade II Listed Building prominently situated fronting the main road. Access slightly inclines directly off the road onto a gravelled parking area to the west. The land beyond the parking area is at a higher level bounded by a picket fence with high mature hedging and trees abutting the roadside. The garden area is predominately south of the dwelling, sloping west to east and bounded by high mature hedging and various trees, dividing the residential properties known as Almond House, Symons, Fair View and Hybab View. The roadside boundary in front of the dwelling has a stone wall and hedgerow, and past the access point is a lower stone wall with mature higher hedging and trees. There are properties on the opposite side of the road known as The Forge, Smithy and Myrtle Cottage.
- 1.2 The proposal seeks to construct a detached building to the west of the dwelling forming a double garage and garden store with storage over and attached to the rear a mower and log store. The garage and store area measures 10 metres long x 6 metres wide x 5 metres to ridge with a lean-to roof to the roadside to incorporate the roof over the mower and log store and gable section to the south where external steps are provided to access the storage area over. The mower and log store is on the west elevation and measures 6.5 metres long x 2.5 metres wide.
- 1.3 The originally submitted plans raised concerns regarding the roofline over the part serving the mower and log store. Through negotiations, amended plans were received August 2009, which has formed a separate lean-to roof over the mower and log store moving this section closer to the southern elevation. The building is to be constructed using oak framing, wavey edged timber boarding and roof tiles subject to approval.

## **2. Policies**

### **2.1 Planning Policy Statements**

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

### **2.2 Herefordshire Unitary Development Plan**

Policy S1	-	Sustainable Development
Policy DR1	-	Design
Policy H4	-	Main Villages – Settlement Boundaries

- Policy H18 - Extensions and Alterations  
 Policy HBA4 - Setting of Listed Buildings

### 3. Planning History

- 3.1 SH951090LA Alterations/restoration of windows and new lead flashing - Approved 24.11.95  
 SH960246LA Internal and external alterations - Approved 04.07.96  
 SW1999/2554/L Internal alterations, new chimney stack, altered and new window openings - Approved 29.11.99

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

#### Internal Council Advice

- 4.2 Traffic Manager has no objection and recommends conditions.  
 4.3 Conservation Manager's observations:

"The proposed garage is of the well-established 'shelter shed' type, which fits a wide variety of contexts and although it was initially a rather awkward configuration, the amendments to the lean-to log store have reduced considerably its impact in public views. The revised scheme is considered acceptable subject to conditions."

### 5. Representations

- 5.1 A Design and Access statement was submitted by the applicant in support of the application. In summary this states:
- Access to the garages will be via the existing entrance off the B4348.
  - On site parking is provided by the existing large gravel drive area at the side of the property.
  - Movement within and around the dwelling will not be affected by the proposal.
  - The proposed location is to the opposite side of the existing drive area set into the existing bank to ensure the proposed building is far enough away and at a level to be subservient to the existing - ie. No higher than the existing dwelling ridgeline thereby minimising the impact on the dwelling and neighbouring properties.
  - Oak framed garage with walls clad with horizontally fixed to wavy edged boarding.
  - The external staircase overlooks the rear garden and would be stained to match the building.

- 5.2 Much Dewchurch Parish Council raised no objection to the submitted scheme. Further comments were received regarding the amended plans stating:

"This amended plan has raised concerns from residents at adjoining and adjacent properties regarding the height and size of the proposed garages and store. Much Dewchurch Parish Council are of the opinion that the proposed building does not contravene planning policies and as the Stone House is a listed building the Planning Officers may request some conditions when making their decision on the application."

5.3 Two letters of objection have been received from Mr. P.L.C. Grubb, Almond House, Much Dewchurch, Hereford HR2 8DL and O.T. Davies, A.F. Davies and K.F. Davies of The Forge, Much Dewchurch, Hereford. HR2 8DL. The main points raised are:-

- Point out the disparity in the stated description compared with what the plans actually reveal. It appears more than it suggests.
- Concerned about size of the proposed structure in relation to stated purpose.
- Overall dimensions are disproportionate.
- Without actual height and size dimensions, difficult to be fully aware of the actual size and impact it would have on my property.
- Ensure the roadside bank and hedge is retained.

5.4 A further letter relating to the amended plans has been received from Mr PLC Grubb, Almond House, Much Dewchurch, Hereford, HR2 8DL:

“Given the degree of error with the amended plans, the import of my letter which you acknowledged remains unchanged.

The construction appears disproportionately large and its height obtrusive.

The stated description in the application is at variance with what appears in the plan. Notably a single mower cannot occupy two stores simultaneously.”

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 whether the proposal would have an adverse impact upon the setting of the listed building and residential amenity.

6.2 Stone House is a Grade II Listed Building situated within the centre of the main village. New development within the curtilage of the Grade II Listed Building is considered under Policy HBA4 of the Herefordshire Unitary Development Plan where special regard is paid to the desirability or preserving the building and its settings.

6.3 The proposal is situated 10.6 metres from the west elevation of the dwelling beyond the existing parking and turning area. The picket fencing would be removed and the building set within the bank forming two open bays and an enclosed garden store to the front west (front) elevation. The north section forms a gable roof to be situated behind the roadside hedgerow. The rear mower and log store is a separate section; however, it is attached to the rear with a simple lean-to roof. The storage area over has access to the south elevation looking into the garden area. The mower store is at a higher level to enable the sit on mower to access straight onto the garden area. The Conservation Manager supports the proposal and considers that the amendment altering the roof to form a lean-to element over the mower and log store has reduced its impact in public views.

6.4 The concerns of the neighbours are noted in terms of the description and size of the building. Policy H18 seeks to ensure that outbuildings remain subservient to the main dwellinghouse, are not cramped on the plot and would not adversely impact on the privacy and amenity of occupiers of neighbouring residential property and provide adequate off street parking provision. The building is 10 metres long x 6 metres wide x 5 metres to the ridge. It has been positioned to sit within the smaller garden area to the west to take account of the high hedgerow and trees to its west and north boundaries. The building would not be viewed from the westerly direction, however, the front elevation would be viewed from the east and part of the roof would be viewed

from the north. Having regard to residential properties to the south west and east, it would be difficult to view the building beyond the boundaries, given the mature high hedgerow and trees. It is therefore concluded that the building would not be cramped within its plot and is of a size and design that does not adversely affect the setting of the listed building or the residential amenity of the properties to the north, south, west and east. The building is considered to be appropriate within the garden curtilage, however, to ensure that it is used for ancillary residential purposes it is reasonable to consider a restrictive condition to control its use.

6.5 The proposal satisfies the above planning policy requirements and it is considered that the proposal is acceptable.

**RECOMMENDATION**

**That planning permission be granted subject to the following conditions:**

- 1. **A01 (Time limit for commencement (full permission) )**
- 2. **B03 (Amended plans )**
- 3. **C01 (Samples of external materials )**
- 4. **D09 (Details of rooflights )**
- 5. **F07 (Domestic use only of garage )**
- 6. **F08 (No conversion of garage to habitable accommodation )**
- 7. **G02 (Retention of trees and hedgerows )**
- 8. **H27 (Parking for site operatives )**

**Informatives:**

- 1. **HN01 - Mud on highway**
- 2. **HN04 - Private apparatus within highway**
- 3. **HN05 - Works within the highway**
- 4. **HN10 - No drainage to discharge to highway**
- 5. **N19 - Avoidance of doubt - Approved Plans**
- 6. **N15 - Reason(s) for the Grant of Planning Permission**

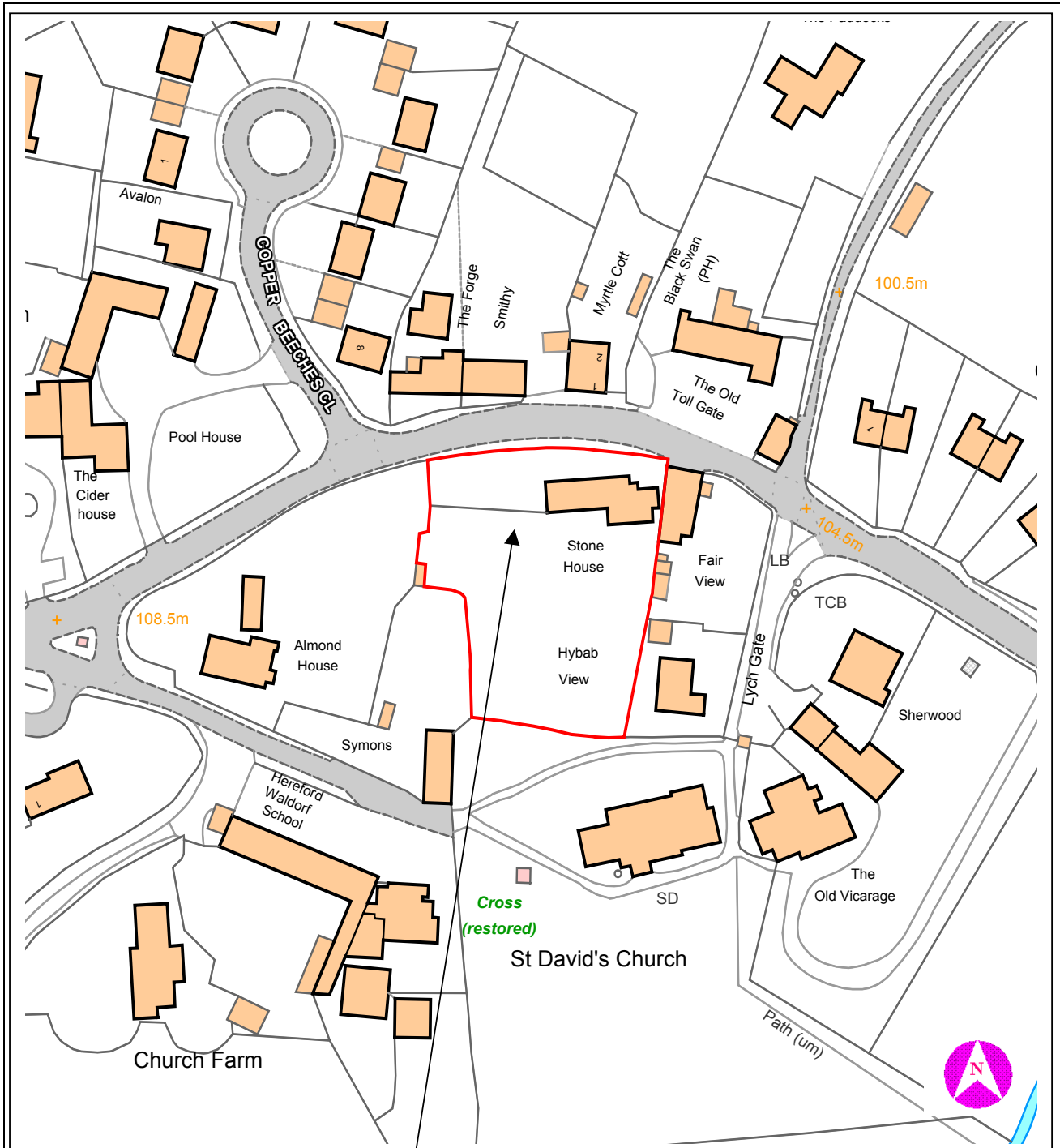
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSW0009/1681/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Stone House, Much Dewchurch, Hereford, Herefordshire, HR2 8DL

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