

**7 DCSW0009/1982/F DMSW/092150/F - PROPOSED
DETACHED GARAGE AT DANESWOOD, LITTLE BIRCH,
HEREFORDSHIRE, HR2 8AS.**

**For: Mr D Palfreman per Hook Mason Ltd, 41 Widemarsh
Street, Hereford, HR1 2ZB.**

Date Received: 9 September 2009

Ward: Pontrilas

Grid Ref: 350665,231518

Expiry Date: 4 November 2009

Local Member: Councillor RH Smith

1. Site Description and Proposal

- 1.1 Daneswood is a two storey detached house which is on the unclassified road (u/c71403) which leads west to Little Birch and eastwards to Kingsthorpe. Daneswood is the eastern most dwelling of three modern red brick dwellings.
- 1.2 Daneswood is elevated above the unclassified road from which it gains access, as are the two detached dwellings to the west. The property has the benefit of planning permission for a two storey extension to the front and the eastern side. This planning permission granted earlier this year has been implemented. The original scheme included plans for a double garage and log store on the eastern side of the detached dwelling and 18 metres forward and down slope from it. It was 5.5 metres high, 6 metres wide and 5.8 metres deep. The walls would have been covered in weatherboarding. This element of the scheme was withdrawn, pending further negotiation.
- 1.3 The current proposal is for a double garage which is sited on the western side of the property in close proximity to the boundary hedge between Greenways and the application site. The building is 6.2 metres wide and 5.6 metres deep. The sides of the building will be weather-boarded and it will have a shallow pitch roof of profile metal sheeting, providing a ridge height of 2.9 metres in height. The roof colour is not specified. The northern gable end of the building will be cut into the sloping site by 700 mm. The turning area will be immediately to the east of the garage/log store.

2. Policies

2.1 Herefordshire Unitary Development Plan

DR1 - Design
H18 - Extension and Alterations

3. Planning History

- 3.1 DCSW2009/0250/F Proposed extension and alterations with additional parking and improved access. - Approved 06.05.09

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.

5. Representations

- 5.1 Little Birch Parish Council have no objections but state that consideration must be given to the views from the neighbours to this property.
- 5.2 Two letters of objection have been received from Mrs CA Garlick, Greenways, Little Birch, Hereford HR2 8AS and Mr R Allsebrook, Wyndrussell, Little Birch, Hereford HR2 8AS. The content is summarised as follows:

- same distance from road as abandoned garage
- out of keeping. No garages to front of properties west of site to bottom of Barrack Hill
- use of profile metal sheeting, colour not specified akin to a small industrial unit particularly given area of hardstanding
- huge size
- easily visible from my property, despite my hedge being the same height
- ample room to site garage next to house i.e to east of it
- proximity will cause disturbance from proposed workshop
- no Cypress trees on boundary, they were cut down months ago. Only trees and shrubs
- boundary between site and my property is straight

The full text of these letters can be inspected at Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Committee meeting.

6. Officer's Appraisal

- 6.1 The main issues are considered to be the design, siting and impact upon the amenities of the site and properties in the vicinity of the site.
- 6.2 The proposed building has what is considered to be a standard footprint for what is a double garage of 6.2 metres and 5.6 metres in area. The ridge height is unusually low at 2.9 metres in order to reduce the impact of the building particularly when viewed from the west of the application site and from the adjoining property. This produces a building which will not be dominant when viewed from the east and west. The building will also not be prominent when viewed from the south from the direction of the A49(T) road. The colour of the profile metal-sheeted roof is not specified, however this is a matter which could be made the subject of a planning application.
- 6.3 The building has been sited to the front of the property, which although not a form of development common in the immediate locality, is not one which in itself is inappropriate. The application is for a relatively modest building which will be cut into the site and utilises existing boundaries both to the east and west for screening. It will have no adverse impact on the neighbouring property or the wider area.
- 6.4 The garage would, in the event that planning permission is granted be conditioned for use for garaging vehicles and other ancillary purposes.
- 6.5 It is considered that the building has been sensitively sited and can be supported subject to conditions relating to use of materials and use of the building. It is not considered that the building would impinge upon the amenities of residents nor detract from the wider landscape.

The conditions recommended by the Traffic Manager will be implemented with the planning permission granted earlier this year.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 A01 Time limit for commencement (full permission)**
- 2 B02 Development in accordance with approved plans and materials**
- 3 F07 Domestic use only of garage**

INFORMATIVES:

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

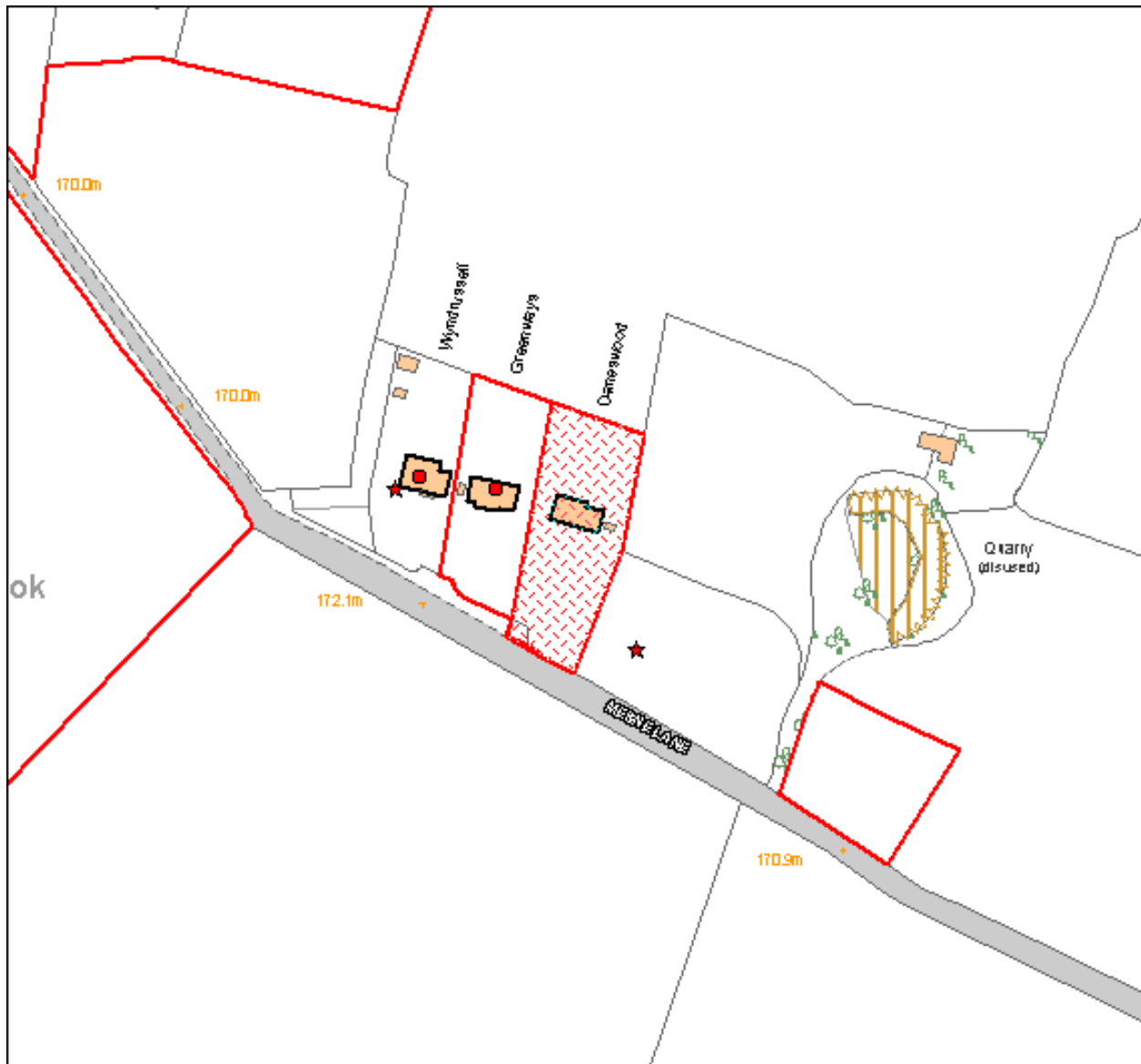
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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SITE ADDRESS : DANESWOOD, LITTLE BIRCH, HEREFORD, HEREFORDSHIRE, HR2 8AS

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