

10 SE2002/3827/F - PROPOSED NEW DWELLING FOR STAFF ACCOMMODATION AT YE HOSTELERIE HOTEL, GOODRICH, ROSS-ON-WYE HEREFORDSHIRE.

For: Ye Hostellerie per D Kirk and Associates, Flat 2, 11 Station Street, Ross-on-Wye, Herefordshire HR9 7AG

Date Received: 23rd December 2002

Ward: Doward

Grid Ref: 57480, 19445

Expiry Date: 17th February 2003

Local Member: Councillor Mrs R Lincoln

1. Site Description and Proposal

1.1 The application site is a small area of land about 20m x 15m to the south of the car park of Ye Hostellerie, Goodrich, and surrounded by the rear gardens of Mesquita and The Pippins in Castle Lane to the east and south and of James Cottage and the Village Hall to the west. The site is part of the gardens attached to Ye Hostellerie Hotel but is not intensively cultivated and is separated from the hotel buildings by the car park. It is proposed to erect a dwelling for staff accommodation on this plot of land.

1.2 The house would be 'T'-shaped, with the leg a hipped roof single-storey building and the arm two-storeyed. The maximum lengths would be about ...m and 9.5m respectively. The house would be sited towards the southern apex of the site, about 4.5m from the boundary with Mesquita, and about 1m from the boundaries with The Pippins and James Cottage. It would be of stone construction with a slate roof. Apart from a roof light in the west facing roof slope first floor windows would be restricted to the gable ends. The site slopes downwards to the west and it is proposed to site the new building at the lowest possible level by cutting into the slope about 1.6m. There are 23 car parking spaces at the hotel and it is not proposed to increase this provision. Vehicular and pedestrian access would be through the hotel's car park.

2. Policies

2.1 Planning Policy Guidance

PPG.7	The Countryside: Environmental Quality and Economic & Social Development
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2.2 Hereford and Worcester County Structure Plan

Policy CTC1	Area of Outstanding Natural Beauty
Policy CTC2	Area of Great Landscape Value
Policy H18	Housing in Rural Areas
Policy H16A	Housing in Rural Areas

2.2 South Herefordshire District Local Plan

Policy SH8	New Housing Development Criteria in Larger Villages
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Policy SH14	Siting and Design of Buildings
Policy SH15	Criteria for New Housing Schemes
Policy C5	Development within AONB
Policy C8	Development Within Area of Great Landscape Value
Policy C29	Setting of a Listed Building
Policy GD1	General Development Criteria
Policy TM3	Extensions to Hotels and Inns

3. Planning History

- 3.1 SH960826PO Dormer bungalow and garage - Refused 16.10.96

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water confirm that a foul connection from the proposed dwelling can be made to the public sewerage system. This is on the understanding that the developer will remove effectively 218m² of surface water of roof area from an existing building on the site, which currently drains to the public combined sewerage system and redirect the surface water to soakaways. The information that they have supplied has shown that the proposals will provide betterment to the public sewerage system. However they would request that conditions and advisory notes be imposed within the planning permission.

Internal Council Advice

- 4.2 Head of Engineering and Transportation has no objection to the development.
- 4.3 Chief Conservation Officer does not object in principle though reservations are expressed regarding the width of the single-storey section and hipped roof.
- 4.4 Head of Environmental Health raises no objections to the proposal.

5. Representations

- 5.1 Parish Council has no objections to the proposal.
- 5.2 4 letters of objection or expressing concerns have been received. In summary the following points are made:
- (i) very close to recent bungalow development and The Pippins and first floor windows would look down the row of gardens and at the bungalows causing serious loss of privacy and be obtrusive especially viewed from Mesquita
 - (ii) building plot inappropriate as covers 81m² on 270m² whereas all other properties nearby have large gardens - a bungalow would be more in keeping; a single-storey building of 81m² should be adequate as staff accommodation
 - (iii) intended for member of proprietors family but concern expressed at consequences if they needed to move (say) to a larger house : would be holiday accommodation or overflow accommodation for hotel. Queried why staff accommodation could not be provided within hotel and pointed out that suitable properties in immediate vicinity (e.g. James Cottage) have come on the market recently

- (iv) concern that adjoining gardens may subside due to groundworks proposed
- (v) planning permission refused in mid 1990's for house on this plot and assured that it was too small for a dwelling
- (vi) no finished floor level is specified and local plan omits The Pippins and Mesquita

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 site is within the village of Goodrich as defined in Part III of the Local Plan. In principle therefore new residential accommodation is acceptable. The key issues are considered to be whether it would be in character with the area, bearing in mind that Ye Hostellerie is a listed building and the affect on the amenities of neighbours.
- 6.2 This site is smaller than nearby residential plots. Nevertheless the space between the proposed house and adjoining buildings is comparable to that between existing houses. Nor would the building look cramped on the plot as it would appear to be within a larger area. The building would not have a road frontage, being set well back from the road but is similar in the latter respect to the complex of dwellings known as The Square, to the north of Ye Hostellerie. The Council's Conservation Officer has no objection to a two-storey structure as this is in keeping with the setting within the curtilage of the listed hotel and near to James Cottage, a traditional two-storey stone cottage. It is considered therefore that the proposal would not be out of character with the area. Consequently although this proposal could be considered as "backland development" it would not be unacceptable.
- 6.3 There are three aspects to the second issue. Firstly the house would be close to the boundary with Mesquita (about 4.5m). However the proposed house would be at a significantly lower level as not only would the ground level of the application site be reduced but the rear garden of Mesquita rises steeply to the finished floor level of the bungalow. Furthermore the nearest section of the proposed house would be single-storeyed with a hipped roof. There would be a distance of about 16m between the two buildings (12m from Mesquita's conservatory) and a further 5m between Mesquita and the two-storey section. These factors would ensure that although clearly in view from Mesquita the new residential accommodation would not be overbearing.
- 6.4 Secondly the first floor windows would overlook adjoining gardens. The window in the south elevation is only 1m from The Pippins and it would be reasonable to require this window to be obscurely glazed. The northern elevation window is a minimum of about 12m from the boundaries with the houses in Castle Lane and this is a view at an acute angle, more direct views would be further away. The rear gardens of these properties are about 12m in length and it is normal for gardens to be overlooked from a distance equivalent to their length. Thus although there would be a loss of privacy it is not considered to be so serious as to justify refusal of permission.
- 6.5 Thirdly the two-storey section would in part be about 1m from the rear garden of James Cottage and to the west and would cause some overshadowing. The garden however is not directly to the rear of the cottage and there are no windows in the rear of the

cottage. It is considered therefore that there would not be significant harm to residential amenities.

- 6.6 For the reason given above it is concluded that the proposal would respect the character of the area and setting of the listed building and not cause serious harm to the amenities of neighbours.
- 6.7 The applicant has agreed to reduce the size, in particular the width, of the single storey section, to meet the concerns of the Chief Conservation Officer.

RECOMMENDATION

That subject to the receipt of suitably amended plan, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

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 B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

3 G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

4 G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

5 G01 (Details of boundary treatments)

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

6 F48 (Details of slab levels)

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

7 F18 (Scheme of foul drainage disposal)

Reason: In order to ensure that satisfactory drainage arrangements are provided.

8 E16 (Removal of permitted development rights)

Reason: [Special Reason].

9 E18 (No new window in specified elevation)

Reason: In order to protect the residential amenity of adjacent properties.

10 E19 (Obscure glazing to windows)

Reason: In order to protect the residential amenity of adjacent properties.

11 The occupation of the dwelling shall be limited to a person solely or mainly employed at Ye Hostellerie Hotel and any resident dependants.

Reason: It would be contrary to the policy of the local planning authority to grant planning permission in this location without the special need to provide on-site accommodation.

INFORMATIVE

1 N15 - Reason(s) for the Grant of Planning Permission

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.