

9 DCNE2003/3075/F - GARAGE AND BATHROOM EXTENSIONS TO INCLUDE TWO NEW DORMER WINDOWS AND FIRST FLOOR BALUSTRADE AT FAIRFIELD, OLD CHURCH ROAD, COLWALL, MALVERN, HEREFORDSHIRE, WR13 6EZ

For: Mr & Mrs S Harford at same address

Date Received:
3rd October 2003

Ward:
Hope End

Grid Ref:
75481, 42818

Expiry Date:
28th November 2003

Local Members: Councillor R. Stockton and Councillor R. Mills

1. Site Description and Proposal

- 1.1 Fairfields is a dormer bungalow located on the south side of Old Church Road, Colwall between properties named Hedgebank and Arnside.
- 1.2 The proposal is to convert the existing garage into a study (which does not require planning permission), construct a new garage between Fairfields and Old Church Road, insert a new dormer window and extend an existing dormer window. The plans have been amended by removing a balustrade along the top of the existing flat roof garage which was to link Fairfields with the new garage which will have a pitch roof. External materials proposed are render and tile to match the dwelling.

2. Policies

Hereford and Worcester County Structure Plan

Policy CTC 7 – Conservation Areas
Policy CTC 9 – Development Requirements

Malvern Hills District Local Plan

Housing Policy 16 – Extensions
Landscape Policy 2 – Areas of Outstanding Natural Beauty
Landscape Policy 3 – Areas of Great Landscape Value
Conservation Policy 1 – Preserving or Enhancing Conservation Areas
Conservation Policy 2 – New Development in Conservation Areas
Conservation Policy 5 – Boundary Treatments in Conservation Areas

Herefordshire Unitary Development Plan

H18 – Alterations and Extensions
LA1 – Areas of Outstanding Natural Beauty
HBA6 – New Development within Conservation Areas

Colwall Village Design Statement

3. Planning History

NE2001/1802/F – Erection of a close boarded fence – Approved 28th August 2001

MH96/0641 – Additional garage adjoining existing garage – Approved 10th July 1996

4. Consultation Summary

Statutory Consultations

4.1 Area of Outstanding Natural Beauty Officer has no comment to offer.

Internal Council Advice

4.2 The Chief Conservation Officer raises concerns regarding the impact of the new garage on street scene and Conservation Area.

4.3 The Head of Engineering and Transport raises no objections.

5. Representations

5.1 Colwall Parish Council comment as follows: 'The Parish Council object to this application as it feels that the character of the village will be affected e.g 'large properties set back off the road' and sets a precedent, particularly as this site is within a Conservation Area. Previous applications from adjoining properties have maintained an appropriate distance from the road.'

5.2 Two letters of objection have been received from:

Mrs. M.J. White, The Hollies, Old Church Road, Colwall
J.M. Burke, Hedgebank, Old Church Road, Colwall

The main planning reasons are:

- a) Construction of a new garage within a few feet of the boundary to Old Church Road will have a considerable visual impact within the Conservation Area.
- b) Fairfields lies within a large plot with ample room to extend on the side.
- c) This area of Old Church Road exhibits dwellings well set back from the road an important feature of the Conservation Area.

5.3 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

6.1 The only contention with this planning application is the proposed new garage. It is proposed to be sited alongside the existing garage approximately 3m from the new boundary fence erected by the applicants, in the same position as was approved in 1996 by Malvern Hills District Council. The main difference is that the 1996 planning application proposed a flat roof whilst the present application is for a traditional pitch roof. The fence is erected inside the boundary hedge which is not complete due to a

previous access being closed. Planting has taken place but not all of it has grown therefore additional planting is proposed in the new planting season.

- 6.2 Concerns have been raised relating to the dominating affect that a garage in front of the dwelling would impose on the street scene and Conservation Area. In this respect the pitch roof will be seen compared to the previously approved flat roof. However, Old Church Road displays a mix of dwelling types, sizes and garages to the side and in front of dwellings also located along the roadside. Therefore this proposal continues the variation in the street scene which is a character of Old Church Road. Accordingly, subject to additional hedge planting the proposed garage is not considered to be detrimental to the Conservation Area. A condition will be recommended to ensure that the garage remains as a garage and not converted without permission.

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 - A06 (Development in accordance with approved plans)**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

- 3 - E06 (Restriction on Use)(Garage use only)**

Reason: The local planning authority wish to control the specific use of the land/premises, in the interest of local amenity.

- 4 - B02 (Matching external materials (extension))**

Reason: To ensure the external materials harmonise with the existing building.

- 5 - Following completion of the development the planting shall be completed in accordance with a timetable to be agreed in writing with the local planning authority. The development shall be carried out in accordance with the agreed replacement hedgerow planting details.**

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

Note to applicant:

- 1 - The decision to grant planning permission has been taken having regard to the policies and proposals in the Hereford and Worcester County Structure Plan and the Malvern Hills District Local Plan set out below, and to all relevant material considerations including Supplementary Planning Guidance:**

Hereford and Worcester County Structure Plan

Policy CTC 7 - Conservation Areas

Policy CTC 9 - Development Requirements

Malvern Hills District Local Plan

Housing Policy 16 - Extensions

Landscape Policy 2 - Areas of Outstanding Natural Beauty

Landscape Policy 3 - Areas of Great Landscape Value

Conservation Policy 1 - Preserving or Enhancing Conservation Areas

Conservation Policy 2 - New Development in Conservation Areas

Conservation Policy 5 - Boundary Treatments in Conservation Areas

This informative is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report by contacting Reception at Blueschool House, Blueschool Street, Hereford (Tel: 01432-260342).

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.