

4 DCCE2003/3867/F - RETROSPECTIVE APPLICATION FOR THE ERECTION OF A CAR-PORT DINEDOR COURT, DINEDOR, HEREFORD, HEREFORDSHIRE, HR2 6LG**For: Mr. & Mrs. M.P. Parkin of the same address****Date Received: 23rd December 2003 Ward: Hollington Grid Ref: 54512, 36801****Expiry Date: 17th February 2004**

Local Member: Councillor W.J.S. Thomas

1. Site Description and Proposal

- 1.1 The application site for the carport lies within the grounds of Dinedor Court. The site is north of the listed dwelling and adjacent to the existing driveway serving Dinedor Court. The carport has been sited in a back to back position with an existing outbuilding.
- 1.2 The application is a retrospective application for the retention of a carport for the occupants of Dinedor Court. The carport is a timber construction with slate roof and consists of 3 car bays. The carport measures 7.6m in width (with the 3 bay open bay frontage), and a depth of 5.5m. The height to the eaves is 2.7m with a ridge height of 4m.

2. Policies

- 2.1 Planning Policy Guidance
PPG.1 - General Policy & Principles
PPG.15 - Planning and the Historic Environment
- 2.2 Hereford & Worcester Structure Plan
CTC.2 – Development in Area of Great Landscape Value
CTC.13 – Buildings of Special Architectural or Historic Interest
- 2.3 South Herefordshire District Local Plan
GD.1 – General development criteria
C.8 – Development within Area of Great Landscape Value
C.29 – Setting of a Listed Building
- 2.4 Unitary Development Plan (Deposit Draft)
LA.2 – Landscape character and areas least resilient to change
HBA.4 – Setting of a Listed Building

3. Planning History

CE1999/1882/F - Detached garage and stable block for domestic use and erection of a boundary wall. Approved with conditions 13 October 1999.

There have been a number of applications since the early 1990's relating to the conversion of barns and erection of dwellings within the "Dinedor Court" complex. These are not relevant to the current application.

4. Consultation Summary

Statutory Consultations

4.1 No statutory consultations were made on this application.

Internal Council Advice

4.2 The Head of Engineering and Transportation has no objection to the grant of permission.

4.3 The Chief Conservation Officer comments that the carport does not adversely affect the setting of the listed building, principally due to its location. Dinedor Court has an elevated position with the carport being set at a significantly lower ground level at the rear of the site and as far from the listed building as is feasible within this site. There are no objections to the application.

5. Representations

5.1 The Parish Council has not responded to this application.

5.2 Two letters of support have been received, the first from N. C. Austin of Boat Meadows, Dinedor Court. This letter is summarised as follows:

"As the householders of the property that looks directly at the carport, in my view the carport, built in parallel to the existing carport, presents a pleasant aspect, especially since the structures mirror each other, have incorporated various traditional attributes and their wooden walls are totally sympathetic to the neighbourhood."

The second letter, from Mr. G. P. Loosemoore of the New Barn, makes the following observation:

"I have absolutely no objection to the carport. I believe it to be not only considerably sited and built to a good standard, but also in absolute sympathy with the surrounding buildings."

5.3 One letter of objection from Mr. K. B. Sisson of River View Barn, Dinedor Court, has also been received. The material planning consideration raised in this letter can be summarised as follows:

- concerns regarding the "unsightly view" and creating "unnecessary noise".
- The applicant already has a massive garage within the grounds of Dinedor Court and he questions the necessity of a further "new build" carport.
- "Should this carport be allowed to remain it is an open invitation to erect any building, then apply for planning consent retrospectively. I do believe that the authorities should make an example of this for the whole of Herefordshire to learn from and have the offending constructions removed."
- The letter also refers to matters that do not relate to the current planning application.

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

6. Officers Appraisal

6.1 The main issues for consideration in the appraisal of this application are

- The impact of the carport on the setting of the Grade II listed building
- The impact on and relationship with the adjoining properties
- The impact of the carport on the Area of Great Landscape Value.

6.2 The carport is sited discreetly amongst the existing “complex” of dwellings and outbuildings that lie to the north of Dinedor Court. Having regard to this unobtrusive siting and the difference in ground levels between the carport and Dinedor Court that sits in an elevated position, it is considered that the carport does not have a detrimental impact on the setting of the listed building. The materials that have been used (timber and slate) are also sympathetic to the character and appearance of the listed building and surroundings.

6.3 The carport is “back to back” with an existing carport belonging to “Nellies Oak”. The carport does not have a detrimental impact on the amenities currently enjoyed by the adjacent occupants. No objections have been raised from the immediate neighbours. The use as a carport is unlikely to cause noise / disturbance above and beyond that if the driveway was used to park vehicles. As such, it is considered that the carport complies with policy GD.1 of the South Herefordshire Local Plan.

6.4 The site lies within the Area of Great Landscape Value as designated in the South Herefordshire Local Plan. The carport is positioned amongst various other dwellings and outbuildings at a lower ground level than adjacent buildings. As such, the carport is unobtrusive and has no impact on the Area of Great Landscape Value.

6.5 The letter of objection raises issues regarding appearance of the carport. However, it is your officer’s opinion that the materials and design of the carport are in keeping with the surroundings and an unobtrusive form of development serving the dwelling. It is noted that the dwelling has other garage facilities but this fact does not outweigh the merits of the developments.

6.6 To conclude, this is a retrospective application for a 3 bay carport that has been constructed with traditional materials. It has been in a position that is unobtrusive on the landscape and has no detriment to the setting of the listed building. The carport does not negatively impact on the residential amenities of the adjoining neighbours and sits comfortably in its surroundings. As such, the carport is not contrary to the policies of the South Herefordshire Local Plan and is therefore recommended for approval.

RECOMMENDATION

That planning permission be granted subject to the following condition:

- 1 The garage hereby permitted shall be used solely for the garaging of private vehicles and for purposes incidental to the enjoyment of the dwelling house as such and not for the carrying out of any trade or business.**

Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling.

Informative:

1. The decision to grant planning permission has been taken having regard to the policies and proposals in the South Herefordshire District Local Plan set out below, and to all relevant material considerations including Supplementary Planning Guidance:

South Herefordshire District Local Plan
GD.1 - General development criteria
C.8 - Development within the Area of Great Landscape Value
C.29 - Setting of a Listed Building

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:

.....

Background Papers

Internal departmental consultation replies.