

2 DCSE2004/0064/F - PROPOSED ERECTION OF TIMBER SHED AT WOODLANDS, SYMONDS YAT WEST, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6BL**For: Mr J E Blows, Woodlands, Symonds Yat West,
Ross-on-Wye, Herefordshire HR9 6BL****Date Received: 8th January 2004 Ward: Kerne Bridge Grid Ref: 55986, 15947****Expiry Date: 4th March 2004**

Local Member: Councillor Mrs R Lincoln

1. Site Description and Proposal

1.1 The application property comprises a detached house and garden which lies close to the southern end of the C1267 at Symonds Yat West. The house overlooks the River Wye with the garden rising steeply to the rear. It is proposed to erect a timber shed adjacent to the C1267 i.e. at the west end of the property. The shed would be about 5.3 m long and 3 m wide x 2.3 m to ridge. There would be double doors at the southern end with a single door and window in the eastern elevation.

1.2 An earlier proposal for a timber garage and new vehicular access (SE2003/1905/F) was refused permission for the following reasons:

"1. The introduction of a new access to serve the proposed development involving additional vehicles slowing down and making turning movements, together with the presence of waiting vehicles on the carriageway of the adjoining road would be contrary to the interests of highway safety.

2. The erection of the garage and the formation of a vehicular access, drive and visibility splays would be intrusive in the countryside and harm the character of this part of the Wye Valley Area of Outstanding Natural Beauty which is also defined as of Great Landscape Value in the Hereford and Worcester County Structure Plan. The proposal would conflict therefore with Policies CTC1 and CTC2 of the Hereford and Worcester County Structure Plan and C5, C8, GD1 and T3 of the South Herefordshire District Local Plan."

1.3 The proposed building was identical to the current proposal.

2. Policies**2.1 Planning Policy Guidance**

PPG.7 The Countryside: Environmental Quality and Economic & Social Development

2.2 Hereford and Worcester County Structure Plan:

Policy CTC1 Development in Areas of Outstanding Natural Beauty

Policy CTC2 Development in Areas of Great Landscape Value
Policy H20 Residential Development in Open Countryside

2.3 South Herefordshire District Local Plan:

Policy C1 Development within Open Countryside
Policy C5 Development within AONB
Policy C8 Development within AGLV
Policy SH23 Extensions to Dwellings
Policy GD1 General Development Criteria

3. Planning History

3.1 SE2003/1905/F Erection of timber garage Refused 19.8.03

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non statutory consultations required.

Internal Council Advice

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

5. Representations

5.1 The applicant confirms that sufficient width will be allowed for a screening hedge and the base will be kept as low as possible.

5.2 Parish Council has no objection to the proposal.

5.3 One letter has been received objecting "to this rather curious application to construct a garage, without either road or vehicular access, on an area of land owned" by the objector.

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 earlier application for a garage included the formation of a new access to the adjoining 'C' class road. Visibility at the access would have been substandard partly because of a bank running parallel with the highway. To maximise visibility at this access would have involved reducing the bank and loss of existing planting, possibly including a mature conifer. It was considered that combined with the building itself, this would harm the rural character of this area.

6.2 The omission of the vehicular access overcomes the highway grounds for refusal and would reduce the visual impact of the development. The existing hedge along the highway could with benefit be supplemented with appropriate species which would also help to screen the shed. This siting of the shed both in terms of its position on the land and its finished floor level could be carefully considered to minimise loss of

trees/shrubs and to set it as low as practicable. The materials (timber boarding for both walls and roof) are considered to be appropriate for this rural location. In view of these considerations it is concluded that there would not be significant harm to this part of the Wye Valley AONB (which is also designated as of Great Landscape Value).

- 6.3 The objections received refer to a 'garage'. The application form states that the proposal is for a timber shed and no new access is proposed. However the application has been incorrectly advertised as for the erection of a garage and the drawings still describe the building as a garage. The building is about the size of a small single garage. As the adjoining highway is a classified road planning permission would be required to form an access if in the future it was decided to use the shed as a lock-up garage. However removal of a section of hedge would not be development and a condition is recommended so that the shed cannot be used as a garage.
- 6.4 The ownership of the land is disputed. The submitted application included a Certificate A certifying that the applicant was the owner of the land. Determination of an application is not dependent upon the applicant being the owner of the land. Planning permission is not solely for the benefit of the applicant but runs with the land. Furthermore the grant of planning permission does not supersede property rights. Any uncertainty regarding ownership in this case is not therefore grounds to refuse 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 B01 (Samples of external materials)

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

3 Notwithstanding the submitted drawings no development shall take place until a plan to a scale not less than 1:200 showing the position of the shed on the plot and existing trees, shrubs and hedgerow has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved plans.

Reasons: To define the terms of the permission and to protect the visual amenities of the area.

4 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.

5 G04 (Landscaping scheme (general))

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

6 G05 (Implementation of landscaping scheme (general))

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

7 The shed hereby permitted shall not be used for the garaging of vehicles.

Reason: In the interests of highway safety.

Informative:

1 N15 - Reason(s) for the Grant of planning permission.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.