

5 DCSE2004/0041/F - CONVERSION OF EXISTING OUTHOUSE TO ANNEXE WITH EXTENSION. PROPOSED DETACHED GARAGE & GARDEN STORE AT BROOK HOUSE, WALFORD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5SB

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For: Mr & Mrs A McIntosh per Hook Mason, 11 Castle Street, Hereford HR1 2NL

Date Received: 6th January 2004

Ward: Kerne Bridge

Grid Ref: 58893, 20502

Expiry Date: 2nd March 2004

Local Member: Councillor Mrs R Lincoln

1. Site Description and Proposal

- 1.1 Brook House is a detached 18th century house (listed, Grade II). It is part of a group of 5 houses arranged informally along an unclassified road leading to the south-east off the B4228 between Coughton and Walford.
- 1.2 It is proposed to convert an existing outbuilding into additional living accommodation and to erect a detached double garage with attached store. The former includes a new lean-to conservatory on the south-east side of the outbuilding. This would be about 6.3m wide x 3.1 m deep and would have a stone plinth, oak frame and slate roof. The floor within the building would be partially re-instated to form a sleeping gallery, accessed by a fixed ladder, with the lower floor being kitchen/dining room plus shower and toilet. Some alterations to external appearance would also be necessary and a new doorway formed to access the conservatory.
- 1.3 The garage/store would be sited adjacent to the eastern corner of the house and linked by a garden gate. It would be 9 m long x 6 m wide and about 6.1 m to ridge. The store would be a lower lean-to. The building would be weather-boarded supported by oak posts and portal frame, with a slate roof. Garage doors would not be fitted.

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 H20	Housing in Rural Areas
Policy CTC1	Area of Outstanding Natural Beauty
Policy CTC2	Area of Great Landscape Value

2.3 South Herefordshire District Local Plan

Policy SH23	Extensions to Dwellings
Policy C5	Development within AONB
Policy C8	Development Within Area of Great Landscape Value
Policy C27B	Alterations or Additions to Listed Buildings
Policy C44	Flooding
Policy GD1	General Development Criteria

3. Planning History

3.1	SS98/0986/LD	Modernisation of farmhouse.	-Consent 24.12.98
	SS98/985/PF	Modernisation of farmhouse.	- Permitted 24.12.98
	SE2001/2717/F	Construction of raised terrace	- Permitted 20.12.01
	SE2001/2719/L	Construction of terrace steps and railings, canopy over central door and south elevation.	- Consent 20.12.01

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency has no objection to the proposed development but makes the following comments:

The Agency has no record of flooding for this site, however, the site lies within the Indicative Floodplain of an un-named minor watercourse and could be flooded during a 1 in 100 year flood event.

The Environment Agency recommends that finished floor levels of the residential extension and conversion and stores be set at a minimum of 600mm above the highest recorded flood level. However, it is recognised that the nature of an extension may post significant constraints against raising floor levels in terms of usage, disabled access, visual amenity etc.

The Environment Agency recommends that in areas at risk of flooding consideration be given to the incorporation into the design and construction of the development of flood proofing measures.

The garages should be allowed to flood during an extreme event, therefore there is no requirement for floor levels within the garages to be raised above the highest recorded flood level but they should remain open fronted in perpetuity.

Internal Council advice

- 4.2 Head of Engineering and Transportation has no objection.

4.3 Head of Conservation does not wish to object to the proposal.

5. Representations

5.1 The applicants' agent makes the following submission:

Firstly our clients wished to convert an existing outhouse attached to Brook House to form additional family accommodation. This includes a simple lean-to extension forming a roofed conservatory. The fabric of the outhouse is in good condition and for many years has been used for general storage.

It is clear from available evidence that this building had some form of domestic use in conjunction with Brook House. The interior is generally dilapidated and requires updating. It is also clear that originally the building had first floor accommodation and our proposals seek to reinstate this.

In addition to east of the building there had previously been some form of lean-to structure, possibly pig-sties or other buildings. These lean-to buildings were removed a number of years ago. Our proposals seek to replace these lean-to structures with a small conservatory constructed in ~ traditional manner using materials sympathetic with the existing out-house.

Secondly, in addition, to the conversion of the outhouse our clients wish to construct a new and detached open fronted garage with attached garden store. The property does not currently have any garaging facilities and this proposal would be constructed on the edge of the existing parking area. There would be no loss of parking to accommodate the garage. The construction is traditional with a partly oak frame weather boarded elevation. The roof would be covered in natural slates.

5.2. Parish Council's observations are as follows:

There were no objections to the scheme for converting the outhouse to an annexe as long as 1) the materials used are as stated on the plans and 2) it cannot be sold separately. There was some concern over the size of the garage block in relation to the plot size. It should not be used for domestic accommodation.

5.3 Two letters have been received from Flaxley House, Walford, objecting to the proposals. In summary the following reasons are cited:

- 1) Generally support restoration being undertaken at Brook House but reluctantly object to one aspect : siting of garage.
- 2) Design is attractive and anticipate it will be well built but roofline too high and could be reduced by asymmetrical roof.
- 3) Principal objection is that will obscure views over open countryside to Bulls Hill - alternative location suggested immediately to north east of proposed location with garage turned 90 degrees.
- 4) A very big structure and will have major impact on setting of the house - local special period houses do not have attached garages but separate outbuildings, mostly well away from main house
- 5) Drawings of proposed location and asymmetrical roof and photographs illustrating impact were also submitted.

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. Officer's Appraisal

- 6.1 There are three issues that need to be addressed viz. the effect on the character and appearance of the listed building and its setting, the effect on the amenities of neighbours and the risk of flooding. On the first issue the outbuilding would be converted and extended sympathetically both with regard to design and materials. The outbuilding is attractive and appropriately sited in relation to the main house. The garage would be the same size as a typical double garage, although higher at eaves level and with a more steeper pitched roof. The latter however are not considered to be excessive, given that Brook House is a sizeable country house. Even with the lean-to store this building is not considered to be out of scale. The design and materials are appropriate to a modern outbuilding.
- 6.2 The siting of the garage is also considered to be acceptable. The area to the front of the house is not extensive but would not be filled by the garage/store. The curtilage extends to the south west of the house and in this context the new outbuilding would not appear cramped.
- 6.3 The garage/store would partially obstruct views of the countryside to the north east. Nevertheless the distance from the nearest house which has windows looking directly towards the garage would be over 30m. Whilst the objectors' concerns are appreciated at this distance the proposed outbuilding could not be considered to be overbearing and loss of view as such is not grounds to refuse permission. The effect on neighbours amenities would not therefore cause serious harm.
- 6.4 The Environment Agency recommends that the floor level be set above the highest flood levels. Unfortunately there are no records of flood levels. The finished floor level of the out building would be similar to the adjoining part of the house. It is known that the cellar of the house floods, though not it seems as a result of the nearby brook overflowing, but not whether the ground floor is also below the highest flood level. The house appears to have been built up above the adjoining ground and may therefore be above the flood level of the brook. Apart from the conservatory there is no additional living accommodation, planning permission not being required to use the outbuilding for this purpose. The Agency does not object to the new garages. In these circumstances it is considered that an exception can be made to the policy (C40) that development should not be allowed within floodplains.

RECOMMENDATION

In respect of SE2004/0041/F

That planning permission be granted subject to the following conditions:

1. A01 (Time limit for commencement)

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. C02 (Approval of details)

Reason: To safeguard the character and appearance of this building of (special) architectural or historical interest.

- 3. The annexe hereby permitted shall not be occupied other than as living accommodation or for other purposes incidental to the residential use of the dwellinghouse known as Brook House, and shall not be used as a separate dwelling.**

Reason: It would be contrary to the policy of the local planning authority to grant planning permission for a separate dwelling in this location.

- 4. E08 (Domestic Use only of Garage)**

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

- 5. 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.

Informative(s):

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

Decision:

Notes:

In respect of SE2004/0042/L

That listed building consent be granted subject to the following conditions

- 1 C01 (Time limit for commencement (Listed Building Consent))**

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 C02 (Approval of details)**

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

- 3 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.

Informative(s):

1 N15 - Reason(s) for the Grant of Listed Building Consent

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.