

11 DCSE2003/3061/F - PROPOSED DETACHED DOUBLE GARAGE AND REPAIR TO OUT-BUILDING AT KILN GREEN COTTAGE, WALFORD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5RE**For: Mr J. Williams, Kiln Green Cottage, Walford,
Ross on Wye, Herefordshire HR9 5RE****Date Received: 9th October 2003 Ward: Kerne Bridge Grid Ref: 60062, 19829****Expiry Date: 4th December 2003**

Local Member: Councillor Mrs R Lincoln

1. Site Description and Proposal

1.1 This small cottage is situated at the northern end of a sizeable plot that adjoins the west side of the unclassified road at Kiln Green. The cottage has been extended and modernised since 1995, with a new access formed, roughly centrally along the frontage.

1.2 The current proposal is for a double garage, about 7.25 m long x 4.9 m wide x 3.85 m to ridge. It would be sited close to the western boundary of the site and opposite the vehicular access. The garage would be of blockwork construction, rendered externally, except for the front elevation which would be stone-faced. The roof would be manufactured slates (blue/black). In addition the external w.c. would be re-built. Little remains of the original structure, which occupied the northern apex of the plot. The new w.c. would be 3 m x 2 m x 2.9 m to ridge. This would be re-built using the existing stone with a natural slate roof, to provide a w.c. for a disabled person.

2. Policies**2.1 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

2.2 South Herefordshire District Local Plan

Policy SH23	Extensions to Dwellings
Policy C5	Development within Areas of Outstanding Natural Beauty
Policy C8	Development Within Area of Great Landscape Value
Policy GD1	General Development Criteria

2.3 Herefordshire UDP (Deposit Draft)

Policy H18	Alterations and Extensions
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3. Planning History

- 3.1 SH940423PF New access - Permitted 24.5.94
SH950405PF Improvements and alterations - Permitted 18.7.95

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non statutory consultations required.

Internal Council Advice

- 4.2 Head of Engineering and Transportation recommends conditions if permission is granted.

5. Representations

- 5.1 Parish Council does not object to the building of the garage, but would prefer to see it in a less dominant position nearer the house and totally stone-faced. Although there were no plans submitted for the outbuilding, there were no objections to its repair if the footprint and height are the same as those of the original building.

- 5.2 One letter has been received from Kiln Green House objecting to the proposal on the following grounds:

- 1) the proposed siting in the middle of the site, a good way from the cottage will prove to be obtrusive
- 2) unnecessary to site so far from the cottage in what is an open space and the building will detract from the character of the surrounding area
- 3) will be clearly seen from neighbours gardens and from adjacent roadway which with the likelihood of parked cars being seen from the road, would make the whole site untidy and out of keeping with the landscape in an AONB
- 4) sited closer to the house it would be much less obtrusive and fit better into the site as a whole.

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 garage is somewhat deeper at 7.25 m than the more typical 6 m for a double garage but is narrower (4.85 m rather than 6 m). This makes for a more attractive shape. The materials and design complement the existing stone cottage and other houses in the vicinity. It is accepted however that the location of the garage is not ideal. Moving it closer to the cottage would be preferable, though it is not considered that the garage needs to be immediately next to the cottage. It is considered that this can be required by planning condition. The appellant has accepted in principle a revised siting. The large garden area is only partly cultivated leaving the bulk of the site unkempt. A landscaping condition requiring additional planting would help to integrate the garage into the site. There is existing planting along the western boundary of the site which would help to screen the garage from that direction. On this

basis it is not considered that the proposal would cause significant harm to the natural beauty of this part of the AONB.

- 6.2 As noted above there is little remaining of the external w.c. but it is doubted whether it was of the size of the building now proposed. Nevertheless the building would be small and of traditional materials and would not be intrusive in the proposed location.
- 6.3 The new access has limited visibility because of the existing hedgerows. Improvements to visibility could be required by planning conditions.

RECOMMENDATION

That subject to the receipt of suitably amended plans, 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 Notwithstanding the submitted site plan the location of the garage shall not be as shown but in accordance with a plan to be submitted to and approved in writing by the local planning authority.

Reason: To protect the visual amenities of the area.

4 G04 (Landscaping scheme (general))

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

5 G05 (Implementation of landscaping scheme (general))

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

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 Before the garage is brought into use visibility of the access to the highway shall be improved in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

8 H14 (Turning and parking: change of use - domestic)

Reason: To minimise the likelihood of indiscriminate parking in the interests of highway safety.

Informative(s):

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.