

**2 DCSW2004/0275/F - CONSTRUCTION OF HOBBY WORKSHOP WITH STORE LOFT OVER WOODFIELD, CHURCH ROAD, CLEHONGER, HEREFORD, HEREFORDSHIRE, HR2 9SE****For: Mr G Morgan per Mr B Chamberlain, Caple Lea, Fownhope, Herefordshire, HR1 4PJ****Date Received: 26th January 2004      Ward: Stoney Street      Grid Ref: 46588, 37924****Expiry Date: 22nd March 2004**

Local Member:    Councillor D. C. Taylor

**1. Site Description and Proposal**

- 1.1 The proposal site comprises a semi-detached property adjoining Swan Lake Cottage. Swan Lake Cottage fronts onto the western side of the main thoroughfare Class III (C1200) that leads northwards off the B4348 road, through Old Clehonger. Woodfield was originally a cottage set back and elevated from the C1200 road, it was then extensively extended many years ago. This former extension is now a separate dwelling house, it has a single-storey extension on its southern side that forms the eastern boundary wall for Woodfield. Swan Lake Cottage has accommodation on three floors, the proposal site has accommodation on two floors, including the roof space.
- 1.2 The proposal is to erect a detached workshop and store building in the garden. It is 0.5 metres south of a kitchen extension. The building will be 4 metres wide, 7.4 metres long, 3.6 metres to the eaves and 5.3 metres to the ridge. It will have a rendered finish to roof tile, matching that used on the main dwelling.

**2. Policies****2.1 Planning Policy Guidance**

PPG.1            -        General Policy and Principles

**2.2 Hereford and Worcester County Structure Plan**

Policy CTC.9    -        Development Requirements

**2.3 South Herefordshire District Local Plan**

Policy GD.1     -        General Development Criteria

Policy SH.23    -        Extensions to Dwellings

**3. Planning History**

- 3.1 SH970324PF      Extension comprising sun room and bedroom - Approved 24.04.97

#### **4. Consultation Summary**

##### Statutory Consultations

4.1 No statutory or non-statutory consultations required.

##### Internal Council Advice

4.2 The Head of Engineering and Transportation has no objections.

#### **5. Representations**

5.1 In a letter that accompanied the application, the applicant's agent states:

- whilst noting concern with ridge height, ground level for site is considerably higher than the floor level of the existing buildings
- if ground level reduced, it would result in flooding from the adjoining garden and farm land which is considerably higher than the floor level of the proposed building.

5.2 Clehonger Parish Council make the following observations:

"The Parish Council support this application provided the workshop and store are used for purposes connected with the house and not used for business or commercial purposes."

The full text of this letter 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 main issues are the size, scale and impact of the building proposed. There is no objection in principle to the erection of a storage building in the garden of Woodfield.

6.2 The building is on ground level higher than that of the semi-detached property belonging to the applicants. It will replace a glass house that has a ridge height that is approximately the same height as the eaves for a mono-pitch roofed kitchen less than 2 metres away. The proposed building will provide accommodation on two floors and is approximately 0.5 metres higher than the highest ridge point on the twin gabled Woodfield. Even if it were possible to reduce the ground level by two feet, approximately 0.56 metres, the proposed outbuilding would not be subservient in relationship to Woodfield. The dominance of the building is also compounded by the eaves line of the building that leaves a 1.4 metres gap between the top of doors and windows on the building. The building will also be clearly visible from the churchyard of the Grade I Listed Church of All Saints.

6.3 The proposed building is out of scale with the existing dwelling and will be over-dominant. A reduction in size and scale and or reducing the level had been sought before submission of this proposal, however proposed revisions were declined.

**RECOMMENDATION**

That planning permission be refused for the following reason:

1. The proposed outbuilding would, by reason of its scale and design, be out of keeping with the locality in which it is to be situated, and in relation to Woodfield, contrary to the provisions of Policy GD.1 contained in the South Herefordshire District Local Plan.

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.