

9 DCSE2004/0618/F - ALTERATION TO EXTEND FRONTAGE OF THE GARAGE AT 4 THE WALLED GARDEN, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7GX

For: Collier & Brain Ltd, The Cross, Drybrook, Gloucester GL17 9ED

Date Received: 8th March 2004 Ward: Ross-on-Wye East Grid Ref: 60743, 25339
Expiry Date: 3rd May 2004

Local Members: Councillor Mrs A E Gray and Councillor Mrs C J Davis

1. Site Description and Proposal

- 1.1 Outline planning permission for the erection of 8 dwellings in the former walled garden of Ross Court was granted in 1995 and reserved matters approved in 1999 . A subsequent application for a revised scheme (SE2002/0518/F) which included an additional dwelling was granted permission in April 2002. This scheme has been implemented and only one house remains to be built. The house (no 4) which is the subject of this application has an attached garage to its side with a 'granny annexe' to the rear of the garage and linked to the house. It is sited in the north-west corner of the Walled Garden. The nine houses are arranged formally along 3 sides of the site facing toward the wide access drive.
- 1.2 The depth of the garage is only 4.9m. internally which is not sufficient for a prospective purchaser's cars. The application, which is retrospective, is for the forward extension of the garage by about 0.7 m. This has been achieved by extending the roof, with a slight change in pitch and construction of new supporting piers. The bricks and roof tiles used match those of the house.

2. Policies

2.1 South Herefordshire District Local Plan

Policy GD1	General Development Criteria
Policy SH23	Extensions to Dwellings

3. Planning History

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|-----|---------------|--|---|-------------------|
| 3.1 | SH9551271PO | Erection of 8 dwellings. | - | Permitted 12.7.96 |
| | SH981011PM | 8 4-bedroom houses. | - | Permitted 3.3.99 |
| | SH2000/1273/F | Additional garden beyond old wall. | - | Permitted 29.9.00 |
| | SE2002/0518/F | Revised layout with additional dwelling. | - | Permitted 2.4.02 |

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 Parish Council raise no objections to this planning application.

5.2 No representations have been received from local residents.

6. Officers Appraisal

6.1 The garage could not readily be extended to the rear because of the annexe. The length of the garage was only appreciated by a prospective purchaser once it had been constructed. The issues raised by the proposal are the effect on the appearance of the house and street-scene and whether the garage forecourt would be of sufficient length. With regard to the former the extension has been carried out sensitively and does not jar. There is sufficient height at eaves level for the front of this wide, 3-bay garage to retain acceptable proportions. The garage does now project in front of the porch of the house and of the adjoining property (no. 5) but does not appear unduly intrusive or out of keeping. There should be no unacceptable impact on adjoining or nearby property.

6.2 Extending the garage forward has reduced the length of the forecourt. However there is still 6.5 m between the edge of the access drive and the garage doors. A typical parking space is 4.8 m. The forecourt would therefore allow a car to be parked off the access road whilst waiting to be parked in the garage.

RECOMMENDATION

That planning permission be granted. No conditions.

Informative:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.