

23 DCNE2004/1831/F - REPLACEMENT ANNEXE. REPLACEMENT GARAGE WITH CARPORT AND GARDEN STORE. CLOSURE OF EXISTING ACCESS AND NEW ACCESS FROM EXISTING AGRICULTURAL ACCESS. LANDSCAPING AT PARKERS, MATHON, MALVERN, WR13 5NX

For: Mr. & Mrs. G. Vos per Wall, James & Davies, 19 Hagley Road, Stourbridge, West Midlands, DY8 1QW

Date Received:
19th May, 2004

Ward:
Hope End

Grid Ref:
73830, 45773

Expiry Date:
14th July, 2004

Local Member: Councillor R.V. Stockton

1. Site Description and Proposal

- 1.1 Parkers, a Grade II Listed Building, is located on the northern side of the C1162 Cradley to Colwall Road at Mathon.
- 1.2 The proposal is to replace an annexe set to the back of the site with another self contained annexe comprising two bedrooms, living room and kitchen. The application also includes a new triple garage and driveway which is located alongside the boundary hedge of the adjoining field to the north. The new driveway will utilise an existing field gate entrance and the existing access closed.

2. Policies

PPG7 – The Countryside
PPG15 – The Historic Environment

Hereford and Worcester County Structure Plan

CTC9 – Development Requirements
CTC7 – Listed Buildings
CTC1 – Area of Outstanding Natural Beauty
CTC2 – Area of Great landscape Value

Malvern Hills District Local Plan

Landscape Policy 2 – Area of Outstanding Natural Beauty
Landscape Policy 3 – Area of Great Landscape Value
Conservation Policy 11 – The Setting of Listed Buildings

3. Planning History

NE2004/1292/L – Alteration, improvement renovations to ancillary – Listed Building Consent – 9 July 2004

NE2002/3634/L – Regularise existing alteration and extensions – Listed Building Consent – 22 January 2003

4. Consultation Summary

Statutory Consultations

- 4.1 The Head of Engineering raises no objection.
- 4.2 The Chief Conservation Officer states: I can confirm that I am in support of this application with the following proviso - *Carpinus Betulus* (Hornbeam) should be removed from the hedgerow mix and replaced with *Corylus Avellana* (Hazel) as this is more characteristic of the local landscape.

5. Representations

- 5.1 Mathon Parish Council make the following comments: Strong objection was raised to the access on land which is in the Area of Outstanding Natural Beauty would be visible from the highway. However, if the Northern Area Sub-Committee approve the application the Parish Council request that the access be limited to Parkers only and not be linked to the farm track or access to the farm. Furthermore there is no reason why the access should be linked to the farm track. There was no objection to the annexe. No objection to the garage provided the height was limited in keeping with others in the surrounding area.

- 5.2 Two letters of objection have been received from:

Mrs. P. Wood, Elms Farmhouse, Mathon.
S.J. & M.A. Davies, Elms Barn, Mathon.

The main points raised are:

1. Concern raised as to the usage of the new access as it will give access to other parts of the estate.
2. The new access will have limited visibility compared to the existing access which is on the outside of a 90 degree bend in the road.
3. To open a new access is against highway regulations.

The applicant's agent has submitted the following information:

1. The site which is presently overgrown but will be sensitively landscaped in consultation with your Landscape Officer.
 2. The new driveway will be in the form of a simple single running track with a central grassed verge bounded by a native hedge and woodland planting.
 3. The replacement annexe is of a simple pleasing pavillion style design.
 4. The new garage is set into an existing opening within the embankment.
- 5.3 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 No objections have been raised to either the garage or replacement annexe which are attractive buildings and will not impact upon the Setting of the Listed Building or the Area of Natural Beauty. In fact, with all of the landscaping improvements the area will be enhanced.
- 6.2 Concern has however been expressed about the suitability of the new access. The form of the new access drive and its positioning has raised no objections from the Council's Landscape Officer due to the deciduous landscaping and method of construction. The local residents and Parish Council have objected to the position of the new access, however, the Head of Engineering is satisfied that subject to appropriate conditions a safe access can be accommodated.

RECOMMENDATION

That planning permission be 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 - A06 (Development in accordance with approved plans)**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

- 3 - B01 (Samples of external materials)**

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

- 4 - G03 (Landscaping scheme (housing development) - implementation)**

Reason: To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment.

- 5 - The landscaping scheme approved under condition No. 4 above shall be amended with the deletion of *Corpinus Betulus* (Hornbeam) and replacement with *Corylus Avellana* (Hazel).**

Reason: This is more characteristic of the local landscape.

- 6 - H01 (Single access - not footway) (5 metres)**

Reason: In the interests of highway safety.

- 7 - H05 (Access gate) (5 metres)**

Reason: In the interests of highway safety.

- 8 - H08 (Access closure)**

Reason: To ensure the safe and free flow of traffic using the adjoining County highway.

9 - E29 (Occupation ancillary to existing dwelling only (granny annexes))

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

Informatives

- 1 - HN01 - Mud on highway**
- 2 - HN04 - Private apparatus within highway**
- 3 - HN05 - Works within the highway**
- 4 - HN10 - No drainage to discharge to highway**
- 5 - N15 - Reasons for the grant of planning permission.**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.