

18 DCSW2004/2915/F - NEW GARAGE TO REPLACE EXISTING, WITH UTILITY ROOM AT REAR AND WITH STORE AND STUDIO OVER, MALT HOUSE, PRIORY WOOD, CLIFFORD, HEREFORDSHIRE, HR3 5HF**For: Mr. & Mrs. J. Meres per Mr. A.R. Tong, Castleton Barn, Clifford, Herefordshire, HR3 5HF****Date Received: 11th August, 2004****Ward: Golden Valley
North****Grid Ref: 26112, 45228****Expiry Date: 6th October, 2004**

Local Member: Councillor N.J.J. Davies

1. Site Description and Proposal

- 1.1 The proposal site is on the southern side of an area of common ground at Priory Wood. Malt House is adjoined to Fair View immediately to the north and Cedar Dene adjoins it to the rear or west.
- 1.2 It is proposed to demolish a dilapidated corrugated iron garage some 22 metres to the east of Malt House, a terrace property, with a double garage and utility room and on the first floor a store, wash room and studio. It is sited closer to the existing access point onto the unclassified road (u/c 76203), now 7 metres away. The building is 6.2 metres wide, 9.7 metres long, 3.8 metres to the eaves and 6.6 metres to the ridge. The building has a balcony on the southern gable end off the first floor studio. It is covered in feather-edged boarding at first floor level and above on three elevations, the roadside or north elevation has boarding that comes down to the stone faced plinth. The plinth is 0.9 metres high. The remaining areas of walling are stone faced. The roof will be covered in natural slates.
- 1.3 Rooflights are proposed in the west elevation serving the studio and wash room together with a first floor window providing more light for the studio. A window and glazed doors are proposed in the south gable elevation for the ground floor utility room and studio above respectively. The north elevation facing the unclassified road has a first floor window only. On the east elevation, two first floor windows are proposed serving the store and studio, together with a rooflight providing additional light for the store.

2. Policies**2.1 Planning Policy Guidance**

PPG.1 - General Policy and Principles

2.2 South Herefordshire District Local Plan

Policy GD.1 - General Development Criteria
Policy C.1 - Development within Open Countryside
Policy C.8 - Areas of Great Landscape Value

3. Planning History

- 3.1 None identified.

4. Consultation Summary

Statutory Consultations

- 4.1 The Environment Agency has no objection but requests that a conditions providing details of foul drainage are approved before commencement of development.

Internal Council Advice

- 4.2 Head of Engineering and Transportation recommends that two parking spaces are provided.

5. Representations

- 5.1 In a letter that accompanied the application the applicants make the following main points:

- wish to build new garage to replace old corrugated iron one, which is a bit of an eyesore and does not meet our needs
- my partially disabled husband requires own bedroom resulting in loss of office/workroom. Need space for storage and utility. Also space for two vehicles including our Classic Volkswagen Camper Van
- do not wish to move from hamlet home of 30 years. Unable to extend, end of terrace, not been able to purchase small area of land for purpose
- house not large enough for our needs, as well as visits from family and friends
- site away from other dwellings. Trees and shrubs partially screen it
- use of stone and cladding done in order to blend it in
- not built too high, minimal windows except south facing from the road to avoid an obtrusive structure
- point out that three other similar applications (garages with extra rooms) have been approved in the hamlet.

- 5.2 Clifford Parish Council unanimously support the application.

- 5.3 One letter of representation has been received from:

Mr. K. & Mrs. B. Barnes, Fairview, Priory Wood, Clifford, HR3 5HF

The following main points are raised:

- siting forward of current garage site, placing it in unobstructed view of our own property, at bottom of not very long garden
- height some 22 feet, great concern, resembles more a detached two bedroom house, even with its own waste system
- all our main windows look towards the site, loss of amenity and privacy from our garden
- appreciate sympathetic use of materials

- whilst main windows look to the rear, elevation facing our house contains windows destroying our privacy. Also balcony position can overlook all of our garden and windows on both floors
- no trees big enough to screen the building
- suggest building be pushed back, and height and size reduced.

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 issue is the principle of allowing the building as proposed to be erected on a site that is in open countryside, given that Priory Wood is not an identified settlement within the remit of development plan policies.
- 6.2 The materials proposed are satisfactory and are complementary to the local vernacular of stone faced or rendered buildings under predominantly slated roofs.
- 6.3 The site is one within the designated Area of Great Landscape Value in a part of the countryside characterised by sporadic development and the common area, the dwellings are well established and modest in scale and footprint. The building proposed is longer than that of Malt House and only marginally narrower by some 200mm. It is of a similar height to Malt House. The building will be prominent, notwithstanding it is considered to be sited an acceptable distance from the nearest neighbours. The applicants make mention of other garages in the locality, however it is for each application to be determined on its merits. It is considered that the prominence of the building in terms of its scale and massing would detract from the amenities of this part of the Area of Great Landscape Value.

RECOMMENDATION

That planning permission be refused for the following reason:

- 1. The scale of the building proposed and its prominence in an Area of Great Landscape Value would detract from the amenity of the locality and is therefore contrary to the provisions of Policies GD.1, C.1 and C.8 contained in the South Herefordshire District Local Plan.**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.