

<b>MEETING:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>8 AUGUST 2012</b>
<b>TITLE OF REPORT:</b>	<p><b>N121109/FH - ERECTION OF AN OPEN FRONTED SINGLE STOREY DOUBLE BAY GARAGE WITH ADJOINING CLOSED STORAGE/WORKSHOP BAY AT UPPER HORTON FARMHOUSE, THORNBURY, BROMYARD, HEREFORDSHIRE HR7 4NG</b></p> <p><b>For: Mr Dearing per Mr Mike Dearing, Upper Horton Farmhouse, Thornbury, Bromyard, Hereford, HR7 4NG</b></p>
<b>WEBSITE LINK:</b>	<a href="http://www.herefordshire.gov.uk/housing/planning/58286.aspx?ID=121109&amp;NoSearch=True">http://www.herefordshire.gov.uk/housing/planning/58286.aspx?ID=121109&amp;NoSearch=True</a>

**Date Received: 13 April 2012**

**Ward: Bringsty**

**Grid Ref: 363068,258400**

**Expiry Date: 6 July 2012**

Local Members: Councillor GR Swinford

## **1. Site Description and Proposal**

- 1.1 Upper Horton Farmhouse is a detached two storey farmhouse constructed from stone under a slate roof. It is located to the north of Bromyard, West of Edwyn Ralph in Thornberry. It has a large curtilage which extends to the front of the property. It is no longer a working farm, with the original traditional farm building to the north east of the property all having been converted into independent dwellings.
- 1.2 This application proposes a detached 3 bay garage to be located to the front of the property to the west of the drive. The building will measure 5.3 x 8.3m with a maximum ridge height of 3.8m. It is to be constructed on a brick plinth with close softwood cladding above under a slate roof to match that of the existing property. One of the bays is to have garage doors whilst the other two are to be left open. There is an existing 4m high leylandii hedge immediately to the north which is not going to be affected.

## **2. Policies**

### **2.1 National Policy**

NPPF - National Planning Policy Framework

### **2.2 Herefordshire Unitary Development Plan 2007:**

S1 - Sustainable Development  
 DR1 - Design  
 H18 - Land Use and Activity

- 2.3 The Unitary Development Plan policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<http://www.herefordshire.gov.uk/housing/planning/29815.aspp>

### **3. Planning History**

- 3.1 No planning history

### **4. Consultation Summary**

- 4.1 Transportation Manager has no objection

### **5. Representations**

Thornbury Group Parish Council

- 5.1 No objections fully support the application.
- 5.2 The consultation responses can be viewed on the Council's website by using the following link:-  
[www.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx](http://www.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx)

Internet access is available at the Council's Customer Service Centres:-  
[www.herefordshire.gov.uk/community\\_and\\_living/consumer\\_advice/41840.asp](http://www.herefordshire.gov.uk/community_and_living/consumer_advice/41840.asp)

### **6. Officer's Appraisal**

- 6.1 As the proposal relates to a building incidental to the enjoyment of a dwelling Policy H18 has direct relevance. In summary the policy requires that all proposals should allow the original dwelling to remain the dominant feature; should be in keeping in with the character of the existing dwelling in terms of scale, massing and detailed design; the development should not result in a cramped development or threaten neighbouring amenity; and parking levels should remain appropriate to serve the enlarged property.
- 6.2 The proposed building is considered to be of an appropriate scale and design and in a location as not to detract from the original dwelling. There is sufficient vegetation and fences on the boundaries and within the site which will largely screen the building from any public vantage point. The materials are appropriate and in keeping with the existing dwelling. There will be no harm to the amenities of neighbouring properties. Overall the proposal is considered to be an appropriate development which will not detract from the overall visual amenities of the surrounding area or detract from the character or scale of the host dwelling.

## **RECOMMENDATION**

**That planning permission be granted subject to the following conditions:**

- 1. A01 Time limit for commencement (full permission)**
- 2. B02 Development in accordance with approved plans and materials**
- 3. I16 Restriction of hours during construction**

**Reasons for Approval**

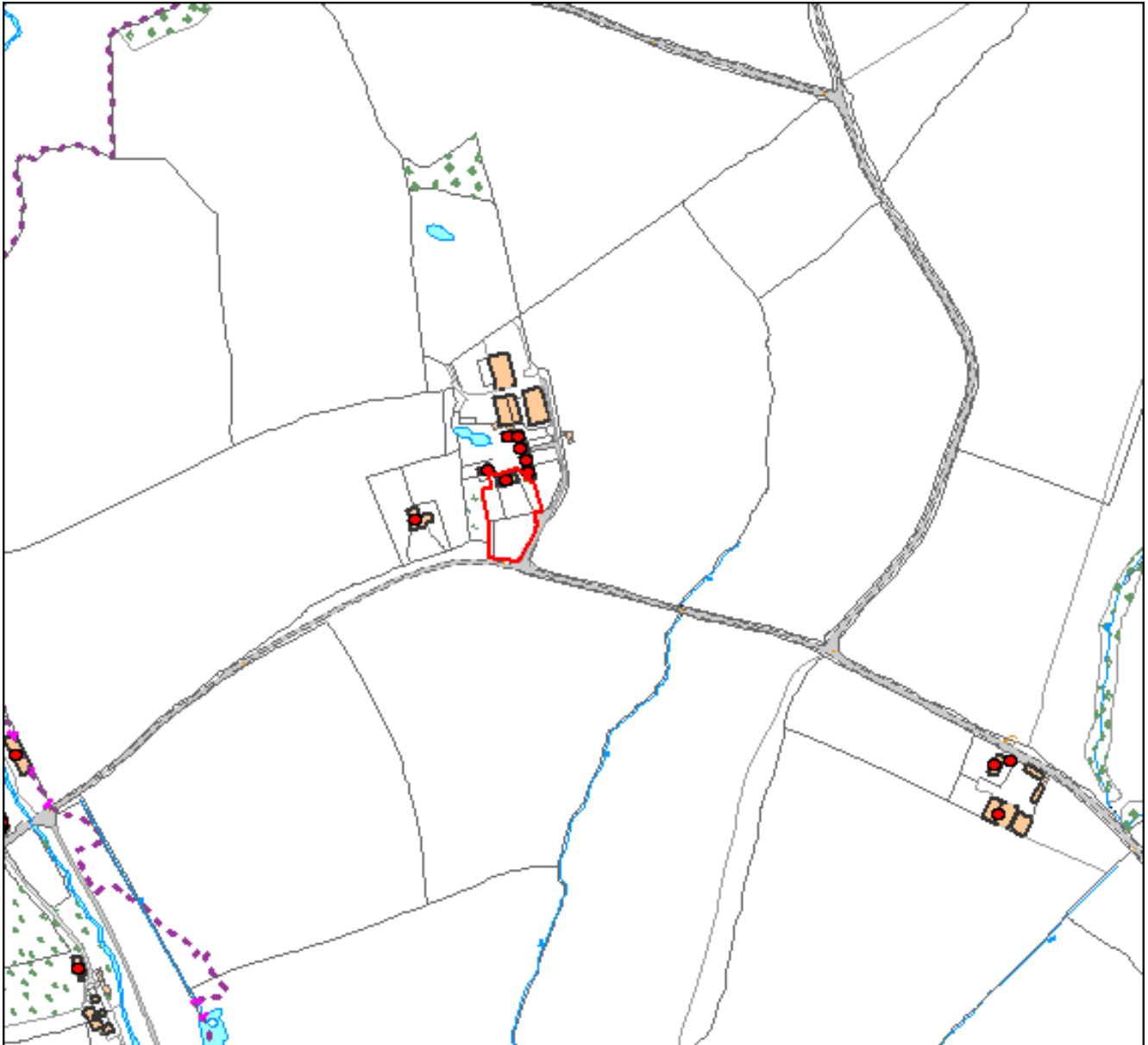
In reaching this decision the local planning authority had regard to the scale, size and design of the proposed garage building in relation to the host dwelling and its surroundings. The proposed building is not considered to detract from the original building and is in keeping with the overall character of the existing dwelling. The proposal is therefore considered to comply with policies DR1 and H18 of the Herefordshire Unitary Development Plan and the National Planning Policy Framework.

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** N/121109/FH

**SITE ADDRESS :** UPPER HORTON FARMHOUSE, THORNBURY, BROMYARD, HEREFORDSHIRE, HR7 4NG

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Further information on the subject of this report is available from Ms R Jenman on 01432 261961