

<b>MEETING:</b>	<b>PLANNING AND REGULATORY COMMITTEE</b>
<b>DATE:</b>	<b>23 January 2019</b>
<b>TITLE OF REPORT:</b>	<b>183678 - PROPOSED GARAGE AT IVY GREEN COTTAGE, ABBEYDORE, HEREFORD, HR2 0AD</b>  <b>For: Mr &amp; Mrs Bowen per Mr Mark Owen, 46 Bridge Street, Hereford, HR4 9DG</b>
<b>WEBSITE LINK:</b>	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=183678&amp;search=183678">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=183678&amp;search=183678</a>
<b>Reason Application submitted to Committee – Staff Member</b>	

**Date Received: 5 October 2018**

**Ward: Golden Valley  
South**

**Grid Ref: 339305,231320**

**Expiry Date: 30 November 2018**

Local Member: Councillor PC Jinman (Councillor WLS Bowen has fulfilled the role of ward member for this application.)

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

- 1.1 Ivy Green Cottage is a detached property located in an elevated position on the north side of the C1212 between Abbeydore to the west and Wormbridge to the east. It was constructed as a replacement dwelling pursuant to 121627/F and comprises a rendered 4 bedroom property. The permission approved a detached double garage to the north of the new dwelling and this has not been implemented, although a green storage container has been sited in its place. The approved double garage measured 6metres by 6metres with a maximum ridge height of approximately 4.2 metres.
- 1.2 Permission is sought for a larger building in lieu of the approved structure. The proposed building would have a footprint of 11.2 metres by 6.7 metres with a maximum ridge height of 5.5 metres. The ground floor would provide garaging, a WC and access to the first floor which would be used as a games room/home office. The building would be constructed using materials that match Ivy Green Cottage and set into the embankment towards to rear of the plot.

## **2. Policies**

### **2.1 Herefordshire Local Plan – Core Strategy**

The following policies are considered to be relevant to this application:

- SS1 - Presumption in Favour of Sustainable Development
- SS6 - Environmental Quality and Local Distinctiveness
- RA3 - Herefordshire's Countryside
- MT1 - Traffic Management, Highway Safety and Promoting Active Travel

- LD1 - Landscape and Townscape
- LD2 - Biodiversity and Geodiversity
- SD1 - Sustainable Design and Energy Efficiency
- SD3 - Sustainable Water Management and Water Resources
- SD4 - Wastewater Treatment and River Water Quality

The Herefordshire Local Plan Core Strategy policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

[https://www.herefordshire.gov.uk/info/200185/local\\_plan/137/adopted\\_core\\_strategy](https://www.herefordshire.gov.uk/info/200185/local_plan/137/adopted_core_strategy)

- 2.2 The Abbeydore and Bacton, Ewyas Harold Group and Kentchurch Neighbourhood Development Plan was made on 20 April 2018 and can be viewed on the Council's website by using the following link:-

[https://www.herefordshire.gov.uk/directory\\_record/3021/abbeydore\\_and\\_bacton\\_ewyas\\_harold\\_group\\_and\\_kentchurch\\_neighbourhood\\_development\\_plan](https://www.herefordshire.gov.uk/directory_record/3021/abbeydore_and_bacton_ewyas_harold_group_and_kentchurch_neighbourhood_development_plan)

- Policy G1 - Protecting and enhancing the landscape of the Golden Valley
- Policy G2 - Design
- Policy G5 - Golden Valley green infrastructure
- Policy G6 - Highways and transport
- Policy G7 - Rural environment and tranquility
- Policy G8 - Dark skies

- 2.3 NPPF

- 2.4 NPPG

### 3. Planning History

- 3.1 121627/F Proposed replacement dwelling. Approved 8.8.2012

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 None

#### Internal Council Consultations

- 4.2 None

### 5. Representations

- 5.1 Abbeydore and Bacton Group Parish Council resolved to unanimously support the application.
- 5.2 The consultation responses can be viewed on the Council's website by using the following link:-

[https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=183678&search=183678](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=183678&search=183678)

Internet access is available at the Council's Customer Service Centres:-

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

## 6. Officer's Appraisal

### Policy Context and Principle of Development

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows:

*"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."*

- 6.2 In this instance the adopted development plan is the Herefordshire Local Plan – Core Strategy (CS). The site falls within the Abbeydore and Bacton, Ewyas Harold Group and Kentchurch Neighbourhood Area, which has a made Neighbourhood Development Plan (ABEKNDP). The National Planning Policy Framework (NPPF) is also a material consideration.
- 6.3 Additional incidental accommodation is proposed within the roof structure of the building which is described as home office/games room. In recognition of the relative scale of the building, consideration has been given to the intended use. The applicant runs a plumbing business and does require room to securely store tools and equipment in addition to the approved double garage. This accounts for the existing metal storage container which would be removed. This does, in my view, provide a reasonable justification for a building of the additional size proposed. Furthermore, there would be a degree of interdependence between the main house and the new building and subject to a restriction of the use of the building to purposes incidental to the established dwelling on the site, there is no objection in principle to the proposal.

### Scale and Visual Impact

- 6.4 The site is located in a relatively isolated rural location but is not a designated landscape. By comparison to the previously approved double garage, the proposed building would be 1.3 metres taller to the ridge and whilst it maintains a similar depth, it would be 5.2 metres wider than the existing garage.
- 6.5 In the context of the intended flexible incidental use of the building and the ability to control its use, I do not consider its size to be out of keeping with the site or its surroundings. It will relate visually to the main dwelling and its set back position; siting into the bank with a backdrop of rising agricultural land; and its lower height relative to the house and the existing higher level stable building at higher level, is such that in my view it would conserve the scenic beauty of this important landscape in a manner that accords satisfactorily with CS Policies LD1 and SD1 and Policies G1, G2 and G7 of the ABEKNDP

### Biodiversity

- 6.6 The site lies outside of the designated River Wye catchment and as such there is no specific requirement to carry out a Habitat Regulations Assessment in relation to the potential risk of additional discharges from the site as a result of the development. Whilst there are no adverse impacts associated with the proposal, in accordance with CS policy LD2 and ABEKNDP policy G5, it is appropriate to secure enhancements where it is reasonable to do so. In this instance, I consider that it is and a condition securing this is recommended below.

## Conclusion

- 6.7 It is acknowledged that the proposed building is larger than the modest two bay garage that was originally approved but in light of my assessment and subject to conditions, it is not considered that there is any policy conflict that would warrant the refusal of planning permission and as such I recommend approval.

## **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. F07 Domestic use only of garage**
- 4. Ecological mitigation (2 bat boxes and 2 bird boxes)**
- 5. I16 Restriction of hours during construction**

## **INFORMATIVES:**

- 1. Application Approved Without Amendment**

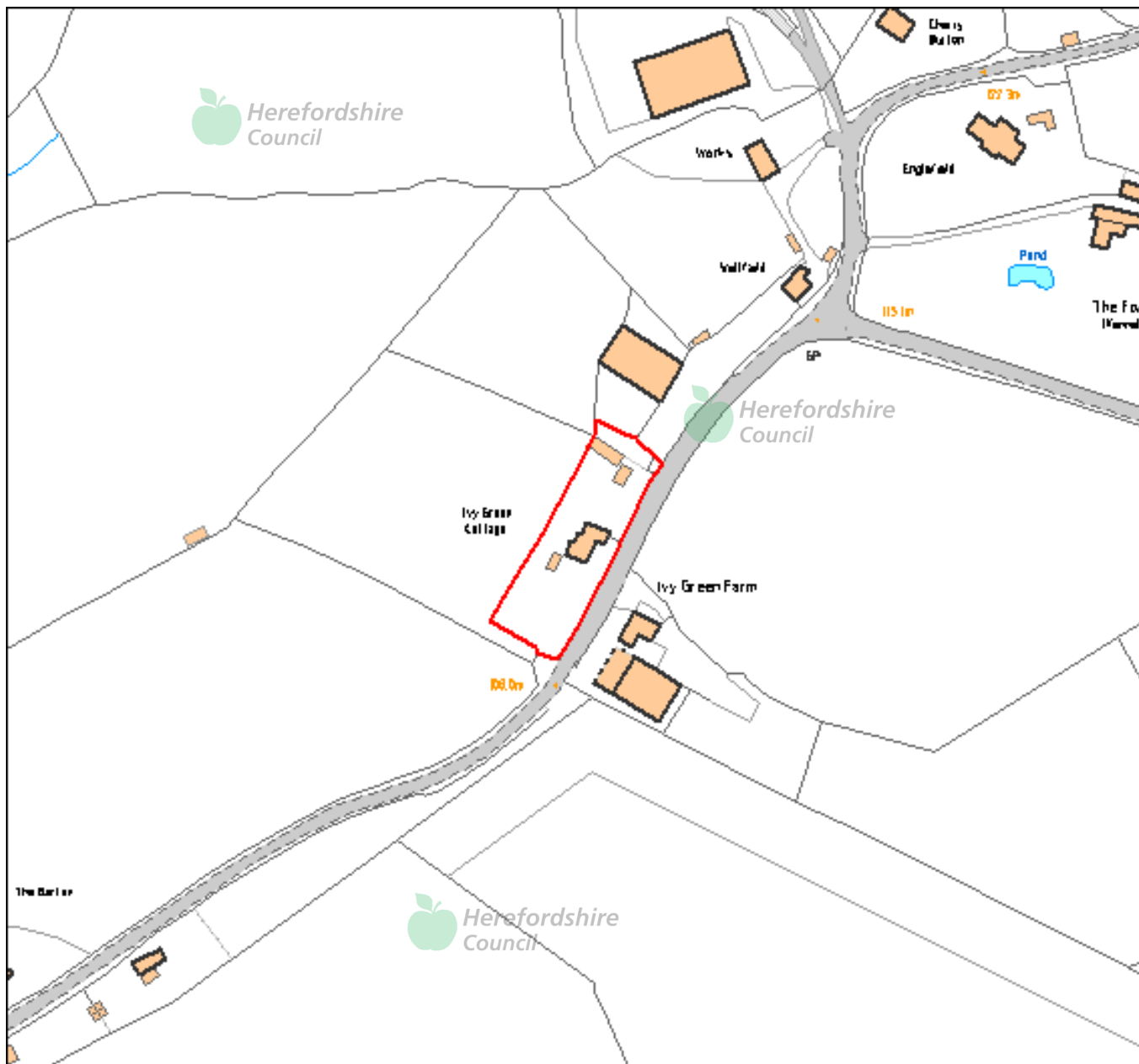
Decision: .....

Notes: .....

.....

## **Background Papers**

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

**APPLICATION NO:** 183678

**SITE ADDRESS :** IVY GREEN COTTAGE, ABBEYDORE, HEREFORD, HEREFORDSHIRE, HR2 0AD

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005