

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	18 April 2023
TITLE OF REPORT:	230076 - PROPOSED DETACHED GARAGE TO INCLUDE GARDEN ROOM WITH HOME OFFICE ABOVE AT ASHWOOD HOUSE, STOKE PRIOR, LEOMINSTER, HR6 0LG For: Mrs Brown per Mr Nick La Barre, Church Villa, Church Lane, Hampton Bishop, Hereford, Herefordshire HR1 4JY
WEBSITE LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=230076&search-term=230076
Reason Application submitted to Committee – Staff interest	

Date Received: 5 January 2023

Ward: Hampton

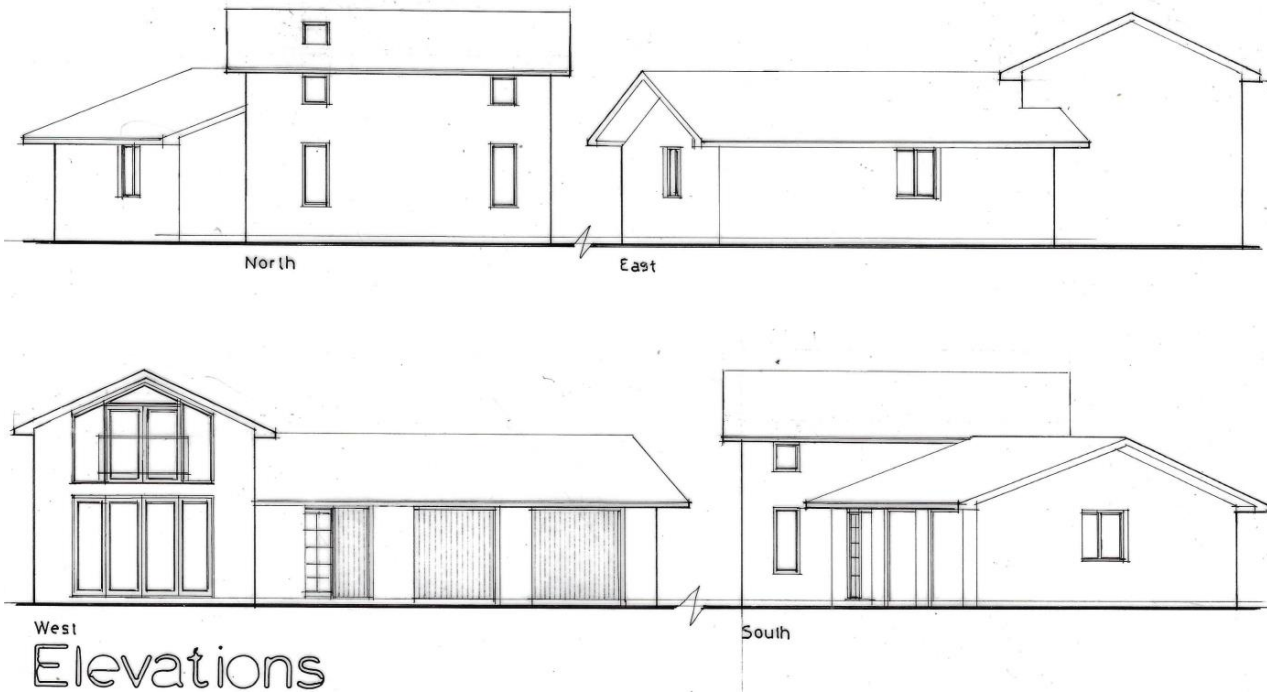
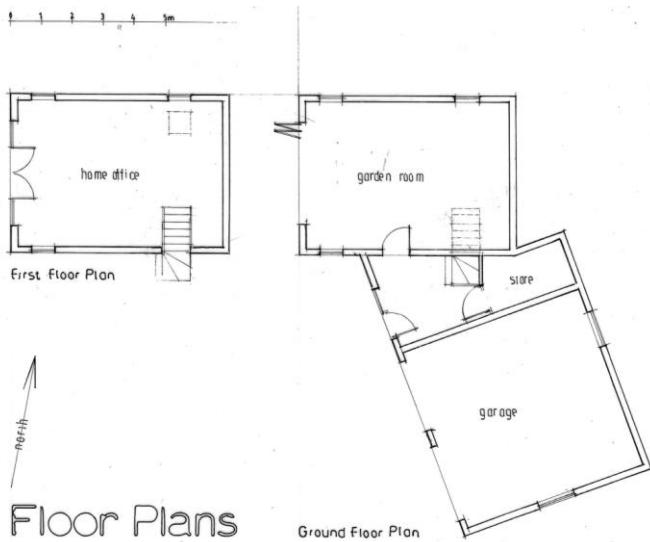
Grid Ref: 352068,256601

Expiry Date: 10 March 2023

Local Members: Cllr John Harrington

1. Site Description and Proposal

- 1.1 The application site relates to a two storey dwelling in the village of Stoke Prior. The dwelling is constructed of board, stone and brick walls, interlocking tiled roofing and uPVC framed windows and doors and lies within a generous plot and is set back from the roadside. There are mature hedgerows along the boundary line adjacent to the road and to the East which largely screens the dwelling from the roadside and neighbouring dwellings.
- 1.2 The proposal is for a two storey garden room and office with single storey garage and storage facility attached to the South. The two-storey portion of the development would be approximately 7 metres by 5 metres and 5.5 metres to ridge height. The attached single storey garage element will be South at an angle and extend approximately 9.5 metres away from the garden room/office at its longest point and be approximately 6.2 metres wide. All elements of the structure are proposed to be constructed in materials to match that of the host dwelling.
- 1.3 The proposed elevations, floor plan and photograph of the site are set out below for ease of reference.



2. Policies

2.1 The Herefordshire Local Plan – Core Strategy (CS)

- SS1 – Presumption in favour of sustainable development
- SS6 – Environmental quality and local distinctiveness
- E3 – Homeworking
- LD1 – Landscape and Townscape
- LD4 – Historic environment and heritage assets
- SD1 – Sustainable design and energy efficiency
- SD3 – Sustainable water management and water resources
- SD4 – Waste water treatment and river water quality

2.2 The Humber, Ford and Stoke Prior Neighbourhood Development Plan

A referendum for voters within the Humber, Ford and Stoke Prior Neighbourhood Area was held on the 28 July 2016 and passed. The Humber, Ford and Stoke Prior Neighbourhood Development Plan is therefore part of the statutory development plan.

HFSP1 – Promoting a sustainable and thriving community

HFSP8 – Design criteria for housing and sites

HFSP12 – Developing and supporting local businesses

2.3 NPPF

Chapter 2 – Achieving sustainable development

Chapter 4 – Decision making

Chapter 12 – Achieving well-designed places

Chapter 16 – Conserving and enhancing the historic environment

2.4 The 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

2.5 The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (the 2012 Regulations) and paragraph 33 of the National Planning Policy Framework requires a review of local plans be undertaken at least every five years in order to determine whether the plan policies and spatial development strategy are in need of updating, and should then be updated as necessary. The Herefordshire Local Plan Core Strategy was adopted on 15 October 2015 and a review was required to be completed before 15 October 2020. The decision to review the Core Strategy has yet to be made and is due early November 2020. The level of consistency of the policies in the local plan with the NPPF will be taken into account by the Council in deciding any application.

3. Planning History

Application number	Description	Decision
P200765/FH	Proposed single storey side extension and porch canopy.	Approved with conditions
P202180/AM	Proposed Non-Material Amendment to planning permission 200765/FH. Change of external material of extension from boarding to render for better visual effect.	Refuse
P202355/FH	Proposed single storey side extension and porch canopy.	Approve with conditions
P220753/AM	Proposed non-material amendment to planning permission ref 202355 – Re-positioning of proposed porch canopy and slightly larger extension.	Approve

4. Consultation Summary

Statutory Consultations

- 4.1 Historic England – Refer to LPA historic buildings officer

Internal Council Consultations

- 4.2 Historic buildings officer comments – *“Overall, there is no objection to the proposed plans from a heritage perspective.”*

5. Representations

5.1 Humber, Ford and Stoke Prior Parish Council –

“Humber, Ford & Stoke Prior Group Parish Council discussed this application at its meeting on Wednesday 1 February 2023. The applicants were present and were able to answer questions raised by Members. The development will support the applicants living and working from home (NDP policies HFSP1, HFSP8 and HFSP12 are all pertinent). Council was initially surprised by the scale of the proposed development particularly the two-storey home office/garden room. Combined, this part of the proposal would appear to have around 70sq. m of floor area with the garage adding a further 36 sq. m and the store approximately 18 sq. m. In total the proposal adds 124sq. m to Ashwood House, which Members commented could be seen as a small house in its own right. However, the plot is sizeable and if a condition was inserted ensuring that the proposal could never be a dwelling house then Council fully SUPPORTS the application. It was noted that there were no finishes specified for the proposal nor any drainage (run off) measures described but Council assumes that the planning officer will add appropriate conditions in these matters should consent be granted.”

- 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=230076&search-term=230076

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 National Planning Policy Framework (NPPF) is also a significant material consideration. It is also noted that the site falls within the Humber, Ford and Stoke Prior Neighbourhood Area, which published a made Neighbourhood Development Plan (NDP) on 18 AUG 2016.
- 6.3 Policy SS1 reaffirms the core concept of the National Planning Policy Framework by outlining the commitment by the Local Planning Authority to take a positive approach that reflects a presumption in favour of sustainable development. Similarly HFSP 1 of the NDP also supports the presumption in favour of sustainable development.

- 6.4 Policy SS6 of the CS states that development proposals should conserve and enhance those environmental assets that contribute positively to the county's distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets.
- 6.5 Policies LD1 and SD1 of the Herefordshire Core Strategy seek to specifically define the ways in which the LPA will address Policy SS6 of the CS. They outline that proposals should demonstrate that they will conserve and enhance the landscape, townscape; respond positively to local distinctiveness and ensure proposals create safe, sustainable environments for all of the community. Safeguarding residential amenity for existing and proposed residents, and ensuring that design respects the scale, height, proportions and massing of surrounding development.
- 6.6 Policy HFSP 8 of the NDP outlines design principles for new development within the NDP area primarily for new housing but should still be considered as part of this appraisal. The policy outlines that neighbouring amenity should be protected and minimise disruption during the works being conducted. Similarly, policy HFSP 8 also suggests that design should complement locally distinctive features and the overall design, whether innovative or traditional should be sympathetic to the surrounding.
- 6.7 When considering the proposal and the amount of built development as a result of the proposal, it is not considered to be at a scale that would be unacceptable or constitute over development. The application site is a large plot within which a garage with a first floor would not necessarily be immediately considered out of character for the locality. The size and sale of the garage has been commented on by the Parish council as substantial. The applicant agreed prior to the parish council meeting to drop the height of the roof, including the eaves by 500mm to be sympathetic to the current boundary hedge in order to keep any overbearing effect to a minimum. As a result, the size and scale of the proposal is deemed acceptable given the lowers roof height and noting the significant hedge between the property and distance between the proposal and neighbouring property. (See photos below).
- 6.8 The materials proposed for the development are wall and roof materials to match the existing host dwelling and uPVC windows and doors that also match those installed on the host dwelling. The use of similar materials will ensure that the proposal will harmonise with the host dwelling and not be deemed distinctly out of character. As such, the proposal is deemed to accord with policies SD1 and LD1 of the CS.



- 6.9 Policies SD3 and SD4 of the CS states that development proposals should not undermine the achievement of water quality targets for rivers within the county and appropriately demonstrate water management to avoid an increase in flood risk.. The development proposal does not include details of how the surface runoff from the proposed development will be managed nor whether there will be any generation of waste water that will need to be managed. As such, the inclusion of a pre-occupancy condition for details of a waste water and drainage management strategy, to be approved

in writing by the LPA is recommended in order to ensure that water quality targets and waste water are appropriately managed in accordance with policies SD3 and SD4 of the CS.

- 6.10 The building in this case is not listed in of itself but is located adjacent to two listed buildings to the south. The building is not of any particular architectural merit itself, and it is considered that the building is sufficiently distanced from the adjacent heritage assets to avoid any detrimental impact on the setting of the listed buildings. No conflict with policy LD4 is found.
- 6.11 The proposal also refers to a home office and as such, policy E3 of the CS should be considered as part of the application, along with NDP policy HFSP 12 both of which deal with working from home arrangements and supporting local businesses. Policy E3 states that the Council recognises the value of home working and the potential to encourage and expand homeworking, by allowing small extensions and conversions where the proposed use and operation are acceptable. Policy HFSP12 states that proposals for the development of local businesses appropriate to the local character will be encourages where they result in sustainable economic growth. Home working and live/work units will in particular be encouraged.
- 6.12 These policies directly support the modification of residential planning units to accommodate working from home which is what this proposal, in part, seeks to achieve and as such accords with policies HFSP12 and E3 of the NDP and CS respectively.
- 6.13 Due to the proposed site location being set back from the road and with the closet neighbouring dwelling on the west side of the property located some 17 metres from the site, the proposed extension is not considered to impact upon the amenity of the adjacent neighbouring residents, with regard to overshadowing and overlooking with sufficient distance to alleviate any concerns. Similarly, there are no second storey windows proposed on the East elevation that would cause potential overlooking concerns. Therefore, the proposal is considered to adhere to the requirements of both SD1 of the CS and NPPF Chapter 12.
- 6.14 There are no other matters pertinent to the proposal which requires discussion or assessment and taking the above into account, it is considered that the proposal generally accords with the provisions of the Herefordshire Local Plan – Core Strategy and the Humber, Ford and Stoke Prior Neighbourhood Development Plan together with the overarching aims and objectives of the National Planning Policy Framework. The application is accordingly recommended for approval subject to the conditions as set out below.

RECOMMENDATION

That planning permission be granted subject to the following conditions and any other further conditions considered necessary by officers named in the scheme of delegation to officers:

That planning permission be granted subject to the following conditions:

- 1. C01 - Time limit for commencement (full permission)**
- 2. C06 – Development in accordance with the approved plans**
- 3. CBO – Scheme of surface water drainage**

INFORMATIVES:

- 1. IP2 – Application approved following amendment**

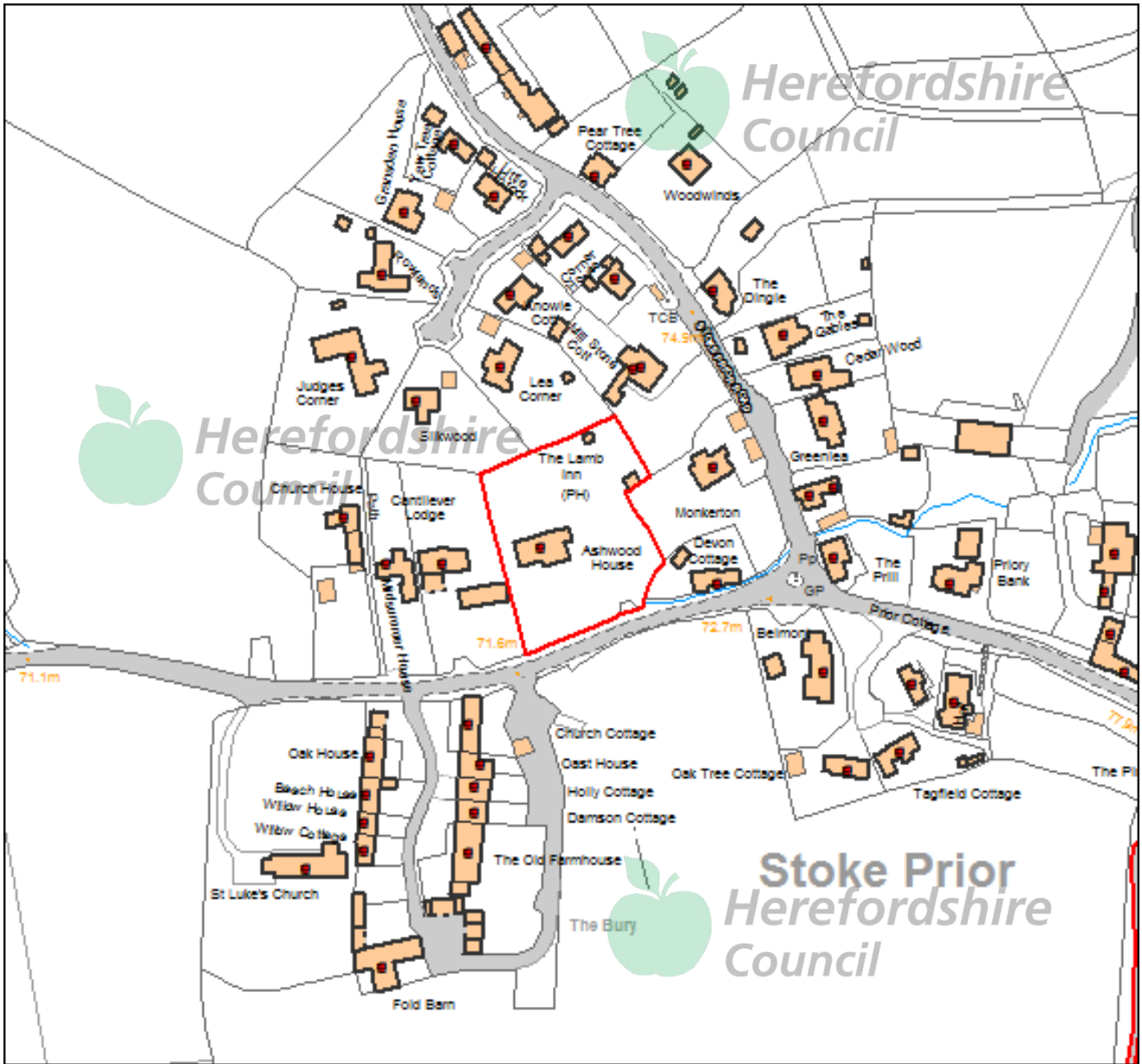
Decision:

Notes:

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Background Papers

None identified.



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APPLICATION NO: 230076

SITE ADDRESS : ASHWOOD HOUSE, STOKE PRIOR, LEOMINSTER, HEREFORDSHIRE, HR6 0LG

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