

<b>MEETING:</b>	<b>PLANNING AND REGULATORY COMMITTEE</b>
<b>DATE:</b>	<b>27 September 2023</b>
<b>TITLE OF REPORT:</b>	<b>232181 – PROPOSED SINGLE STOREY GARAGE INCLUDING GARDEN ROOM/HOME OFFICE AT ASHWOOD HOUSE, STOKE PRIOR, LEOMINSTER, HR6 0LG</b>  <b>For: Mrs Brown per Mr Nick La Barre, Church Villa, Church Lane, Hampton Bishop, Hereford, Herefordshire, HR1 4JY</b>
<b>WEBSITE LINK:</b>	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232181&amp;search-term=232181">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232181&amp;search-term=232181</a>
<b>Reason Application submitted to Committee – Re-direction</b>	

**Date Received: 13 July 2023**  
**Expiry Date: 29 September 2023**  
 Local Members: Cllr Bruce Baker

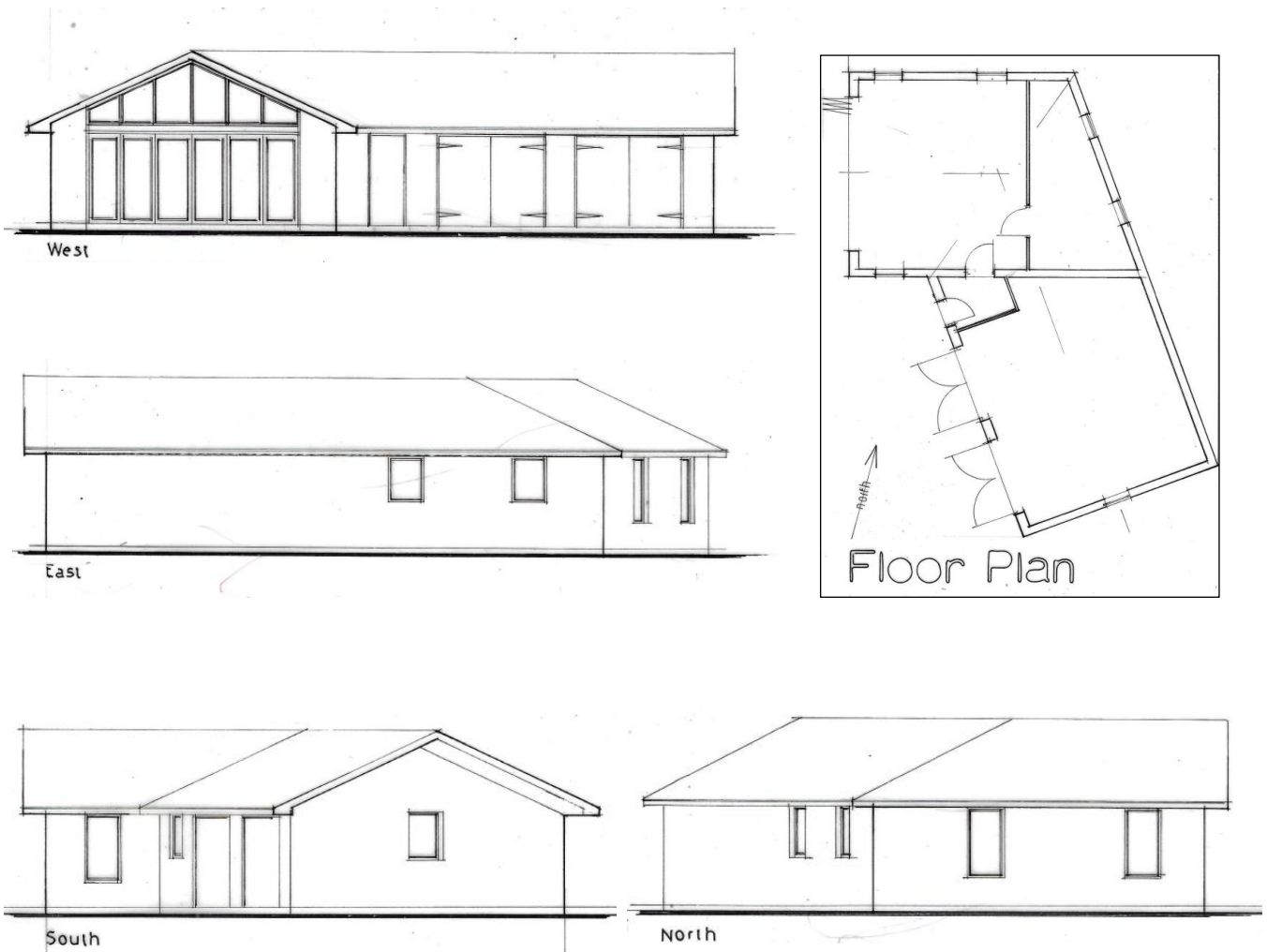
**Ward: Hampton**

**Grid Ref: 352068,256601**

## 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 single storey garden room and office attached garage and storage room. The building will have an approximate ridge height of 4m and extending approximately 14.5m from North to South and approximately 11.3m East to west (see insert of plans below) 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

- SS1 – Presumption in favour of sustainable development
- SS6 – Environmental quality and local distinctiveness
- E3 – Home Working
- 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](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 was made on 9th November 2020 and the review process is currently underway. 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. In this case, the most relevant policies of the CS – which are considered to be those relating to meeting housing needs, guiding rural housing provision, highways safety and safeguarding features of environmental value (amongst others) – have been reviewed and are considered to be consistent with the NPPF. As such, it is considered that they can still be attributed significant weight.

## 3. Planning History

<b>Application number</b>	<b>Description</b>	<b>Decision</b>
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
P230076/FH	Proposed detached garage to include garden room with home office above.	Approve with conditions

## 4. Consultation Summary

- 4.1 Statutory Consultations – N/A
- 4.2 Internal Council Consultations – N/A

## 5. Representations

5.1 Humber Ford and Stoke Prior Parish Council Comments – Supports the application subject to the same conditions as the previous version of 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=232181&search-term=232181](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232181&search-term=232181)

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 and garden room would not be considered out of character for the locality. This application is a resubmission of a previous application now reduced to be a single storey outbuilding to include garage and storage space as well as the garden room. While the footprint of the outbuilding is sizeable, the large plot, single storey design and overall context result in the size and scale of the proposal being deemed



acceptable given the low ridge height and noting the significant hedge 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, the single storey design and with the closet neighbouring dwelling on the west side of the property located some 17 metres from the site, the proposed building is not considered to impact upon the amenity of the adjacent neighbouring residents, with regard to overshadowing and overlooking with sufficient distance and appropriate height, to alleviate any 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:**

- 1. **C01 – Time limit for commencement (full permission)**
- 2. **C06 – Development in accordance with the approved plans**
- 3. **CBO – Scheme of surface water drainage**
- 4. **C59 – No Conversion of ancillary building to habitable accommodation**
- 5. **C64 – Restriction on separate sale**

**INFORMATIVES:**

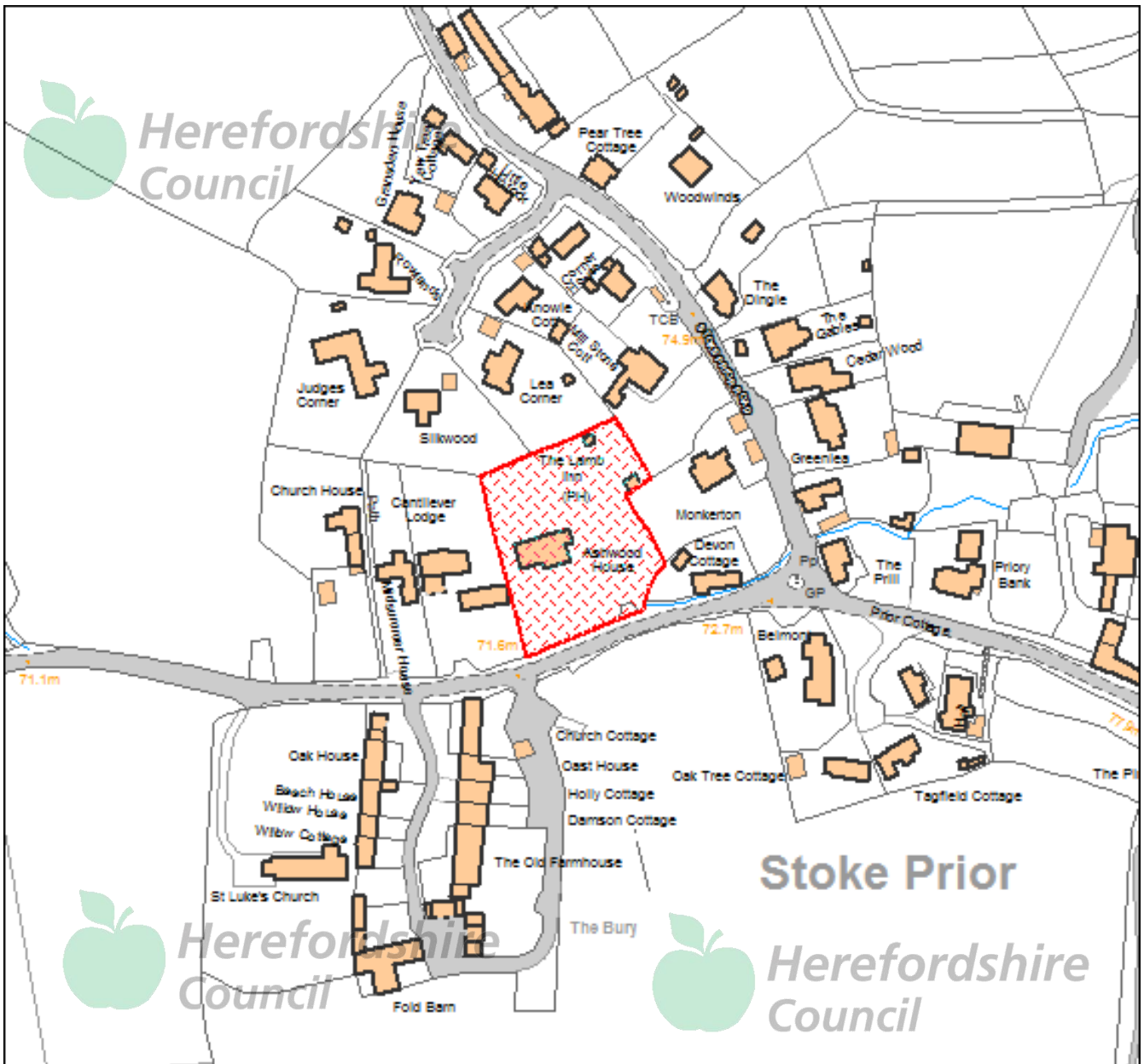
- 1. **IP1 – Application approved without amendment**

Decision: .....

Notes: .....

**Background Papers**

None identified.



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**APPLICATION NO:** 232181

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

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