

**8 DCSE2004/3946/F - CONVERSION OF AN EXISTING GAMES ROOM OVER A GARAGE/WORKSHOP TO FORM A DETACHED GRANNY ANNEXE AT VINE TREE COTTAGE, BISHOPSWOOD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5RA**

**For: Mr. B. Pimblett per Mr. T. Foster, 35 Ghyllside Avenue, Hastings, East Sussex, TN34 2QA**

**Date Received: 15th November, 2004    Ward: Kerne Bridge    Grid Ref: 60709, 19306**

**Expiry Date: 10th January, 2005**

Local Member:    Councillor Mrs R.F. Lincoln

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

- 1.1 This site is located on the eastern side of Bishopswood. Access to the site is via a short road/driveway which leads southwards from the unclassified road. The applicant's dwelling is situated in a large garden with a small wooded area to the north east. There is an existing outbuilding in the garden near to the dwelling in the form of a double garage with an existing games room/store over. The building has a grey slate pitched roof and render on the external walls. Access to the first floor is by an existing external staircase.
- 1.2 The proposal is to convert the upper floor of the garage building into an annexe for use by an elderly relative. There are no external alterations intended for the building. Internally a lounge/diner, kitchen, bathroom and one bedroom will be created.

## **2. Policies**

### **2.1 Planning Policy Guidance**

PPS7                    -            Sustainable Development in Rural Areas

### **2.2 Hereford and Worcester County Structure Plan**

Policy H16A        -            Development Criteria  
Policy H20         -            Residential Development in Open Countryside  
Policy CTC2        -            Development in Areas of Great Landscape Value  
Policy CTC9        -            Development Criteria  
Policy CTC14      -            Criteria for the Conversion of Buildings in Rural Areas

### **2.3 South Herefordshire District Local Plan**

Policy GD1         -            General Development Criteria  
Policy C1           -            Development within Open Countryside  
Policy C8           -            Development within Area of Great Landscape Value  
Policy C36         -            Re-use and Adaptation of Rural Buildings  
Policy C37         -            Conversion of Rural Buildings for Residential Use  
Policy SH11        -            Housing in the Countryside

Policy SH23	-	Extensions to Dwellings
Policy SH24	-	Conversion of Rural Buildings
Policy T3	-	Highway Safety Requirements
Policy T4	-	Highway and Car Parking Standards

#### 2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S2	-	Development Requirements
Policy H7	-	Housing in the Countryside outside Settlements
Policy H18	-	Alterations and Extensions
Policy HBA13	-	Re-use of Rural Buildings for Residential Purposes

### 3. Planning History

3.1	SH961268PF	New garage/workshop to replace existing building	-	Planning Permission 24.12.96
	DCSE2004/2587/F	Conversion of existing games room over garage/workshop into one bedroom apartment	-	Refused 07.09.04

### 4. Consultation Summary

#### Statutory Consultations

4.1 No statutory or non-statutory consultations required.

#### Internal Council Advice

4.2 The Traffic Manager recommends that any permission includes a condition requiring the provision of a turning and parking area for two cars.

### 5. Representations

5.1 The applicant's agent observes that the previous application's description gave rise to a misconception of the proposed usage of the building. The proposed granny annexe will form only ancillary accommodation to his dwellinghouse. The applicant is happy with any condition on an approval which ties both buildings together.

5.2 The Parish Council observe:

The majority of councillors still objected to this scheme as it would constitute the development of a separate dwelling in the open countryside.

The full text of these letters 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 issues relate to the suitability of the use of this building as an annexe to the dwelling, its effect on the amenities of the dwelling and the surrounding environment and also parking provision. The most relevant policies are H16A, H20 and CTC9 of

the Hereford and Worcester County Structure Plan and GD1, SH11, SH23 and SH24 of the South Herefordshire District Local Plan.

- 6.2 The existing building is situated within the garden area of the applicant's dwelling. A recent planning application to convert the first floor of the building to a one-bedroom apartment (ref no. DCSE2004/2587/F) was refused planning permission as it was essentially considered that an independent dwelling in this position would adversely affect the residential amenities of the occupants of the existing main dwelling and that the building had no architectural merit or historic value to warrant its retention and conversion i.e. it did not comply with this Council's conversion policies and guidance.
- 6.3 However the applicant subsequently stated that it was never his intention to have an independent dwelling and that the accommodation was essentially for an elderly relative to live in. Consequently the applicant has submitted this revised application for a granny annexe.
- 6.4 It is therefore considered that the proposed use of the upper floor of the garage building as an annexe to the main house and ancillary to its use would be acceptable. As such the accommodation would always remain as part of the main dwellinghouse as such and would not constitute the creation of a new independent dwelling unit. The residential amenities of the occupants of the main existing dwellinghouse would therefore not be adversely affected.
- 6.5 The garage site is surrounded by trees on the north and east sides and open fields to the west. The proposal will not adversely affect the residential amenities of any nearby dwellings nor will it affect the surrounding landscape/environment. There is also ample parking provision/space within the garden area and therefore no new parking spaces would need to be provided.
- 6.6 The proposed development is therefore considered to be acceptable in its amended form and is in accordance with planning policies and guidance.

## **RECOMMENDATION**

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

**1. A01 (Time limit for commencement (full permission))**

**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**

**2. A06 (Development in accordance with approved plans)**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**

**3. E29 (Occupation ancillary to existing dwelling only (granny annexes))**

**Reason: It would be contrary to the policy of the local planning authority to grant planning permission for a separate dwelling in this location.**

**Informative:**

**1. N15 - Reason(s) for the Grant of Planning Permission.**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.