14 DCSE2004/4062/F - POOL HOUSE OFFICE AND GARDEN SHED IN ONE BUILDING DETACHED FROM EXISTING COTTAGE ON SITE OF FORMER OUTBUILDINGS AT MERRIVALE COTTAGE, MERRIVALE LANE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5JL

For: R.J. Brain, Merrivale Cottage, Merrivale Lane, Ross on Wye, Herefordshire, HR9 5JL

Date Received: 24th November, 2004 Ward: Ross-on-Wye East Grid Ref: 60151, 23489

Expiry Date: 19th January, 2005

Local Members: Councillor Mrs. A.E. Gray and Councillor Mrs. C.J. Davis

1. Site Description and Proposal

- 1.1 Merrivale Cottage comprises the north-eastern part of a large and imposing stone building, now divided into two dwellinghouses, (the other larger, property being Merrivale House). Both dwellinghouses have large gardens. A swimming pool has been constructed to the rear of Merrivale Cottage and close to the boundary with 6 Merrivale Lane. There are high stone walls along that boundary, part of which appears to have been re-built recently in brick, although there is no record of planning permission, and also between that boundary and Merrivale Cottage.
- 1.2 It is proposed to erect a single-storey outbuilding straddling the latter water. That to the front of the wall (a garden store/study) would be timber-boarded with eaves about 0.8 m above the level of the existing garden; that to the rear (a pool room) would be also timber-boarded but with a prominent central glazed gable. The pool room would extend to the boundary with 6 Merrivale Lane. A shallow pitched slate roof would cover both sections. The dimensions of the outbuilding would be about 11 m at the widest by about 7.5 m at the deepest. The ridge would be at the same level as the eaves of the main house.

2. Policies

2.1 Planning Policy Guidance

PPG.1 - General Policy & Principles

2.2 Hereford and Worcester County Structure Plan

Policy CTC1 - Area of Outstanding Natural Beauty

2.3 South Herefordshire District Local Plan

Policy C5 - Development within AONB
Policy SH23 - Extensions to Dwellings
Policy GD1 - General Development Criteria

3. Planning History

3.1 SH970914PF Double garage building situated in - Approved 19.11.97 existing drive detached from boundary walls and dwelling

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water's advice is awaited.

Internal Council Advice

4.2 Traffic Manager has no objection to the grant of permission.

5. Representations

- 5.1 Town Council has no objections to the proposal.
- 5.2 One letter has been received objecting to the proposal on the following grounds:
 - (1) not in a suitable place or position being about 10 paces from kitchen window so will obstruct light and make the room dark.
 - (2) garage already built by side of objector's house so only view from bedroom window is garage roof if it is built up at back of the house the same problem will result, blocking the limited existing view over fields,
 - (3) devalue objector's house, in which she has lived for 21 years without any problem before.
 - (4) photographs have been submitted

The full text of this letter 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 issue raised by this application is considered to be the effect on the amenities of neighbours. The pool house and shed is on the north side of the property and is set well back from the front boundary with a wide grass verge to the rear of footway, and at a significantly lower ground floor level. The proposal would only impinge therefore on the adjoining property (6 Merrivale Lane). A high stone/brick wall extends along the side boundary between these dwellings. The top part of the roof would be visible above the wall, according to the submitted drawing this would be about 0.8 m, with a maximum of 1.3 m, over a horizontal distance of about 6 m. The rear gable of the pool room would be high but this is some 4.5 m further from the boundary wall (about 6.5 m to ridge). In view of the position of the windows in the rear and side of 6 Merrivale Gardens it is not considered that this would be overbearing. Some views may be lost from the first floor window but this is not grounds to refuse permission and there would not be a significant reduction in daylight to the adjoining house. Some additional overshadowing of the neighbour's garden would occur particularly as the rear garden falls to the rear of the house, but not to cause serious loss of residential amenity.

6.2 This is a large structure but would not be out of scale with the main building. From the main public view, which is partly screened by the boundary wall, the impact of the building would be mitigated by being set well below the level of the adjoining area of front garden. The design is considered to be acceptable.

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 B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

Informative

1 N15 – Reason(s) for the Grant of Planning Permission

Decision:	 	 	
Notes:			

Background Papers

Internal departmental consultation replies.