



### 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: .....

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**Background Papers**

Internal departmental consultation replies.