

**19 DCSE2004/2272/F - RETENTION OF VERANDAH ON THE SIDE OF THE GARAGE AT BIBBY COTTAGE, GREAT DOWARD, SYMONDS YAT, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6BP**

**For: Mr. & Mrs. M. Hickton, Bibby Cottage, Great Doward, Symonds Yat, Ross on Wye, Herefordshire HR9 6BP**

**Date Received: 24th June 2004      Ward: Kerne Bridge      Grid Ref: 55100, 16793**

**Expiry Date: 19th August 2004**

Local Member:      Councillor Mrs R.F. Lincoln

**1. Site Description and Proposal**

- 1.1 This site is located on top of the Great Doward which constitutes an area of sporadic residential development on top of the hill. Access to the site is via a narrow track. There is a mixture of fields and dwellings in the vicinity of the site. There is an existing dwelling immediately adjacent to the site to the west.
- 1.2 The site itself constitutes the applicants' dwelling situated in a large garden. Within the garden is an existing stone clad double garage. Attached to the garage on its north western side is a wooden platform on wooden pillars which forms an open verandah with railings around it where the applicants can sit. Access to the verandah is via some wooden steps. The floor level of the verandah is level with the top of the garage door. There is an existing door off the verandah which leads to storage area in the garage roof. This application is a retrospective planning application for the retention of the verandah. The wooden steps were previously approved with the original planning permission for the garage.

**2. Policies**

**2.1 Planning Policy Guidance**

- |       |   |  |
|-------|---|--|
| PPS.1 | - | Delivering Sustainable Development     |
| PPS.7 | - | Sustainable Development in Rural Areas |

**2.2 Hereford and Worcester County Structure Plan**

- |             |   |                                    |
|-------------|---|------------------------------------|
| Policy H16A | - | Development Criteria               |
| Policy H20  | - | Housing in Rural Areas             |
| Policy CTC1 | - | Area of Outstanding Natural Beauty |
| Policy CTC2 | - | Area of Great Landscape Value      |
| Policy CTC9 | - | Development Criteria               |

**2.3 South Herefordshire District Local Plan**

- |            |   |                                     |
|------------|---|-------------------------------------|
| Policy GD1 | - | General Development Criteria        |
| Policy C1  | - | Development Within Open Countryside |

Policy C4	-	AONB Landscape Protection
Policy C5	-	Development within Areas of AONB
Policy C6	-	Landscape and AONB
Policy C8	-	Development within AGLV
Policy SH23	-	Extensions to Dwellings

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

Policy S2	-	Development Requirements
Policy DR1	-	Design
Policy H18	-	Alterations and Extensions
Policy LA1	-	Areas of Outstanding Natural Beauty

### 3. Planning History

3.1	SE2000/0333/F	Detached double garage in grounds of Bibby Cottage.	-	Planning Permission 06.04.00
	SE2002/0354/F	Bedroom extension.	-	Planning Permission 03.04.02

### 4. Consultation Summary

#### Statutory Consultations

4.1 No statutory or non-statutory consultations required.

#### Internal Council Advice

4.2 The Traffic Manager has no objection. The proposed development would not affect public footpath WC34.

### 5. Representations

5.1 The Parish Council comments: - Supported.

5.2 A letter of objection has been received from Mr. A. and Mrs. E. Beaumont, Lanivet Cottage, The Doward, Whitchurch, Herefordshire HR9 6DZ. The main points being:

- The height of the structure and its use as a 'sitting out' area means that a large area of objectors' garden is overlooked which seriously compromises privacy.
- The structure was started but not finished when objectors' bought their house in December 2001. If known at time the proposed purpose of structure the objectors may have reconsidered decision to buy their current house.
- The size of the structure is out of proportion to the associated buildings and has an unacceptable visual impact.
- Even if structure is screened from objectors view, the structure will remain inappropriate to the property.

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 size and design of the development, its effect on the residential amenities of the neighbouring dwellings and also its effect on the visual amenities and character of the surrounding rural area designated as an AONB and AGLV. The most relevant policies are GD1, C5 and SH23 of the Local Plan and H16A, H20 and CTC1 of the Structure Plan.
- 6.2 The wooden verandah (attached to the garage) set in this large garden area looks acceptable and not out of keeping with the rural character of the surrounding area. The visual amenities and character of the Area of Outstanding Natural Beauty will not be adversely affected by the development.
- 6.3 The verandah faces to the north west directly over part of the applicants' garden and an adjacent paddock. The verandah also looks over part of the neighbours/objectors garden to the west. However the neighbours dwelling is positioned further to the west. The objectors dwelling itself is positioned too far away to be adversely overlooked by the verandah and as such the residential amenities of its occupants will not be adversely affected. Although part of the objectors garden will be overlooked by any persons sitting on the verandah, it is not considered that this will adversely affect their residential amenities, and certainly not to any extent which will warrant refusal of planning permission. That section of the garden can already be overlooked by persons standing in the garden and also looking out of the windows of the applicants' dwelling.
- 6.4 The proposed development is therefore considered to be acceptable and in accordance with the planning policies for the area.

**RECOMMENDATION**

**That planning permission be granted.**

**No conditions.**

**Informative(s):**

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.