

15 DCNE2005/0241/F - DETACHED SINGLE GARAGE ON LAND ADJACENT TO OAK BANK, CHAPEL LANE, CRADLEY**For: Mr G W Harris per Mr I Guest Ian Guest & Associates, 3 Juniper Way, Malvern Wells, Worcestershire, WR14 4XG****Date Received:**
25th January 2005**Ward:**
Hope End**Grid Ref:**
72888, 47180**Expiry Date:**
22nd March 2005

Local Member: Councillor Roy Stockton

1. Site Description and Proposal

- 1.1 The application seeks planning permission for the erection of a single detached garage in connection with the bungalow approved under reference NE02/3604/F. The plot falls within the defined settlement boundary, to the north of Chapel Lane.
- 1.2 Land to the north and west is in open countryside with residential development opposite. The nearest neighbour is 'Oak Bank', located immediately to the east.
- 1.3 The proposed garage is of pitched roof construction aligned north-south, located to the northeast corner of the plot. Facing materials are to match those used for the approved bungalow, currently under construction.
- 1.4 Dimensions are as follows:
 - Height to ridge – 4.1 m
 - Length – 8.99 m
 - Width – 4.04 m

2. Policies**2.1 Malvern Hills District Local Plan**

H16 – Extensions

LAN3 – Development in Areas of Great Landscape Value

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

DR1 – Design

H18 – Alterations and Extensions

3. Planning History

NE02/3225/O – Site for erection of bungalow – Outline Approval 18/12/02

NE03/3604/F – Proposed bungalow – Approved 24/02/04

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Traffic Manager raises no objection to the grant of planning permission.

4.3 The Arboriculturalist raises no objection.

5. Representations

5.1 Cradley Parish Council raises no objection to the grant of planning permission.

5.2 One letter of objection has been received from B. Dollery, Oak Bank, Chapel Lane, Cradley. The points raised are summarised as follows:

The garage owing to its size is not commensurate with a single garage and is out of proportion with the rural setting in Chapel Lane;

The 4 metre height of the garage in the location proposed would considerably overshadow Oak Bank, reducing daylight available through the only windows to the objector's garage and workshop, also casting a shadow over the garden.

5.3 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

6.1 It is considered that the key issues in the determination of this application are:

- The scale and character of development having regard to the characteristics of the wider area and Area of Great Landscape Designation;
- The impact of the proposed development upon the residential amenity of the neighbouring property.

6.2 With an overall height and width of just over 4 metres, the scale proposed is not considered excessive. The ridge height of the approved bungalow is some 1.3 metres higher at 5.3m. As such, the proposal would, in the officer's opinion, represent a subservient domestic outbuilding. The length at 9 metres allows for the stationing of a single vehicle and small ancillary storage area. The scale of the proposed development is considered commensurate with both the approved bungalow and the wider area.

6.3 It is not considered that the proposal would result in an unacceptable loss of daylight to the neighbour’s property and garden. Any loss of light would be negligible and deprive light to the objector’s garage/workshop rather than a principal habitable room. It is not considered that the residential amenity of this property is harmed to an extent that could justify refusal.

6.4 On balance it is considered that the proposed development is acceptable and, subject to the appropriate conditions, should be supported.

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.

- 3 - E08 (Domestic use only of garage)**

Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling.

- 4 - F48 (Details of slab levels)**

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

Informatives:

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC**

Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.