

18 DCNE2005/0718/RM - ERECTION OF DWELLING FOR USE OF EQUINE WORKER AT SEVERN ACRE RIDING SCHOOL, HAM GREEN, MATHON, MALVERN, HEREFORDSHIRE, WR13 5PQ

For: Mrs J Jones per Michael A Brown Design, Manor Farm Barn, Hadzor, Droitwich, WR9 7DH

**Date Received:
3rd March 2005**

**Ward:
Hope End**

**Grid Ref:
75249, 44520**

**Expiry Date:
28th April 2005**

Local Members: Councillor R Mills & Councillor R Stockton

1. Site Description and Proposal

- 1.1 Severn Acres Riding School is an established use comprising a riding area, stabling and various associated buildings and structures. The site is located in open countryside and falls within the Area of Outstanding Natural Beauty. It lies at a 'T' junction and can be accessed by an existing gateway that lies approximately 50 metres to the north.
- 1.2 This is a reserved matters application following the grant of outline planning permission under application reference NE2004/3147/O. It established the functional and financial need for permanent occupation of the land in connection with the riding school.
- 1.3 The details of this application show a three bed dwelling with an attached single garage. It has an internal floor area excluding the garage, of 152m sq and measures 7.3m to the highest point of the ridge. The plans indicate that the dwelling will be finished in brick with a clay tile roof and timber window casements.

2. Policies

2.1 Hereford and Worcester County Structure Plan

H20 – Housing in Rural Areas
CTC1 – Areas of Outstanding Natural Beauty

2.2 Malvern Hills District Local Plan

Housing Policy 4 – Development in the Countryside
Housing Policy 5 – Housing for Agricultural and Forestry Workers
Housing Policy 7 – Siting and Design of Agricultural Dwellings
Landscape Policy 1 – Development Outside Settlement Boundaries
Landscape Policy 2 – Areas of Outstanding Natural Beauty

3. Planning History

NE2004/3147/O - Site for equine workers dwelling - Approved 25/11/04 - Includes a condition to restrict the occupancy of the dwelling.

NE2001/2599/F - Permanent retention of portacabin for office/toilet facility - Approved 29/11/01.

MH95/0088 - Outdoor all weather riding arena and feed store - Approved 14/06/95.

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Traffic Manager - No objections subject to conditions.

5. Representations

5.1 Mathon Parish Council comments as follows: 'Strong objection was raised to the application for the erection of a dwelling for use of an equine worker and the following comments were sent to the Planning Officer:

a) The height of the proposed dwelling is too high and the design is not in keeping with the surroundings.

b) The proposed development should be much smaller, less obtrusive, single storey dwelling to blend in with the landscape and the existing stables.

c) The development site is within the Area of Outstanding Natural Beauty and the proposed large dwelling would be seen from the Malvern Hills.

The Parish Council request that its views on the size and design of the proposed dwelling are seriously considered by the Committee and that if approval is granted it should be subject to a Section 106 Agreement to tie the dwelling to the riding school to prevent wither being sold separately.'

5.2 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 The principal of residential development has been accepted on the site through the approval of the outline application. The issues to be considered here are those raised by the Parish Council, the scale, design and proportions of the proposed dwelling, the preference for a single storey building and the impact on the Malvern Hills Area of Outstanding Natural Beauty.

Scale, Design and Proportion

- 6.2 The plans show a cottage style design with dormer windows serving first floor accommodation. It introduces window cill and header detailing and also includes the provision of an external chimney-stack. The road facing elevation retains a simple appearance with a degree of symmetry focused around the central entrance. At a height of 7.3 metres the dwelling is not overly tall and the single storey element attached to the north-western gable end assists in reducing any perception of bulk. A first floor balcony is shown in the rear elevation, but this is not visually prominent and will not cause any loss of privacy due to the lack of any close neighbour. The use of natural materials throughout is a further positive aspect and at 152m² the dwelling is appropriately sized to serve the enterprise. A condition to prevent the conversion of the garage to habitable accommodation is recommended to ensure that the size of the dwelling is not increased through its conversion.

Single Storey Accommodation

- 6.3 Bungalows are not generally considered to be part of the historic context of the open countryside, but are more characteristic of residential areas. A condition was not imposed requiring the accommodation to be single storey as it was not considered to be necessary, one of the tests pertaining to the imposition of planning conditions as advised by Circular 11/95. The provision of two-storey accommodation is entirely acceptable.

Impact of the Area of Outstanding Natural Beauty

- 6.4 Development if this nature will always be visible in the wider landscape. This in itself does not necessarily mean that it will be detrimental to it, provided that it is constructed to a high standard. As previously stated, the proposal is well detailed and uses natural materials. These are key to enduring that any development sits comfortably within its surroundings. It is considered that this proposal will have a minimal impact on the Area of Outstanding Natural Beauty and is therefore acceptable in this respect.

Conclusion

- 6.5 The scheme has been well considered. It is acceptable designed and is appropriately sized. Its impact on the surrounding landscape is limited and therefore it accords with the relevant policies in these respects. The dwelling relies upon an existing access which subject to some modification, is acceptable. The outline consent is covered by an occupancy condition and there is no need for this to be replicated here.

The application is considered to be acceptable and is accordingly recommended for approval.

RECOMMENDATION

That approval of reserved matters be granted subject to the following conditions:

- 1 - A07 (Development in accordance with approved plans)**

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

2 - B01 (Samples of external materials)

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

3 - C04 (Details of window sections, eaves, verges and barge boards)

Reason: To protect the character and appearance of the Malvern Hills Area of Outstanding Natural Beauty.

4 - C05 (Details of external joinery finishes)

Reason: To protect the character and appearance of the Malvern Hills Area of Outstanding Natural Beauty.

5 - E09 (No conversion of garage to habitable accommodation)

Reason: To ensure adequate off street parking arrangements remain available at all times.

6 - 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.

7 - H05 (Access gates)

Reason: In the interests of highway safety.

8 - H09 (Driveway gradient)

Reason: In the interests of highway safety.

9 - H12 (Parking and turning - single house)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Informative(s):

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC
- 2 - HN01 - Mud on highway
- 3 - HN04 - Private apparatus within highway
- 4 - HN05 - Works within the highway
- 5 - HN10 - No drainage to discharge to highway
- 6 - N09 – Approval of reserved matters

Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.