

19 DCNC2005/1854/F - ERECTION OF DETACHED GARAGE AND DETACHED OUTBUILDING FOR WORKSHOP/STORAGE ANCILLARY TO THE DWELLING AT LOWER BROCK, HAMNISH, LEOMINSTER, HEREFORDSHIRE, HR6 0QS

For: Mr. & Mrs. D. Hicks per Bryan Thomas, Architectural Design Ltd, The Malt House, Shobdon, Leominster, Herefordshire, HR6 9NL

Date Received: 7th June, 2005

Ward: Upton

Grid Ref: 53438, 58743

Expiry Date: 2nd August, 2005

Local Member: Councillor J. Stone

1. Site Description and Proposal

- 1.1 Brock Hall is located in open countryside and on the north side of the unclassified 94205 road. The unclassified 94213 road is to the east. Brock Hall Cottage is adjacent.
- 1.2 This application proposes a pitched roof double garage that is to be located adjacent to the entrance of the adjoining unclassified 94213 road, and a single storey outbuilding accommodating mower shed, tractor shed, classic car garage, work and garden store. It is to be located adjacent to the neighbours (Brock Hall Cottage) workshop building.

2. Policies

2.1 Leominster District Local Plan (Herefordshire)

- A.1 – Managing the District's Assets and Resources
- A.2 – Settlement Hierarchy
- A.24 – Scale and Character of Development
- A.54 – Protection of Residential Amenity

2.2 Hereford and Worcester County Structure Plan

CTC9 - Development Criteria

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)

DR1 – Design

2.4 PPS1 – Delivering Sustainable Development

3. Planning History

81/595 – Access approved 10th December, 1980

DCNC2004/2657/F – Conversion of out buildings to live/work unit approved 27th April, 2005.

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Traffic Manager – no objection

5. Representations

5.1 Kimbolton Parish Council – no reply received at time of report

5.2 Letter of objection received from Mrs. M. Murfin, Brock Hall Cottage, Hamnish:

- (a) This is going to be an overdevelopment
- (b) The outbuildings will be very close to our boundary fence
- (c) Noise nuisance
- (d) Since the planning permission DCNC2004/2657/F was based on the property being of business use surely this application strongly suggests that the property is purely for residential use and therefore the intention of the work unit would be a device to obtain planning approval in the first place.

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 This application proposes a double garage that would be located close to the entrance off the unclassified 94213, and a workshop building that will be located adjacent to the neighbours (Brock Hall Cottage) workshop building. The buildings are to be located within the proposed residential curtilage for the live/work unit approved under reference DCNC2004/2657/F.

6.2 The workshop building is to be located close to the neighbour's workshop, a long narrow single storey building. Mention is made the outbuilding will impact on the neighbour through noise nuisance. The outbuilding proposed in this application is for ancillary purposes to the occupation of the barn as a live/work unit. It is not considered the ancillary domestic use of the building will give rise to loss of residential amenity to the neighbour through noise nuisance.

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.

Informative:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.