

6 DCSW2005/2403/F - PROPOSED EXTENSIONS AND IMPROVEMENTS TO AN EXISTING BUNGALOW; NEW VEHICULAR ACCESS AND DEMOLITION OF EXISTING GARAGE AND CLOSURE OF EXISTING ACCESS KOHIMA, CUSOP, HAY-ON-WYE, HEREFORD, HEREFORDSHIRE, HR3 5QX

For: Mr. S. Hodges per Mr. D. Walters, 27 Elizabeth Road Kington, Herefordshire, HR5 3DB

Date Received: 20th July, 2005 Ward: Golden Valley North Grid Ref: 23570, 42271

Expiry Date: 14th September, 2005

Local Member: Councillor N.J.J. Davies

1. Site Description and Proposal

- 1.1 The application site lies within the defined settlement of Cusop and designated Area of Great Landscape Value as defined by the South Herefordshire District Local Plan. This site is located to the east of a small cul-de-sac, which serves five properties. The existing property known as Kohima is a two bedroom bungalow providing off street parking and a detached single garage.
- 1.2 The proposal is to demolish the existing detached garage and close off the access to the south and create a new access to serve the proposed garage/utility area measuring 6.8m x 2.8m to the north elevation; construct a new porch to the west elevation measuring 1.2m x 2.1m and a rear extension comprising of a lounge area measuring 4.3m x 4.4m.

2. Policies

2.1 Planning Policy Guidance

PPS1 - Delivering Sustainable Development

2.2 Hereford and Worcester County Structure Plan

Policy H.16A - Development Criteria
Policy H.18 - Residential Development in Rural Settlements
Policy CTC.2 - Development in Areas of Great Landscape Value

2.3 South Herefordshire District Local Plan

Policy GD.1 - General Development Criteria
Policy SH.23 - Extensions to Dwellings
Policy C.8 - Development within Area of Great Landscape Value

2.4 Unitary Development Plan

Policy S.2	-	Development Requirements
Policy DR.1	-	Design
Policy LA.2	-	Landscape character and areas least resilient to change
Policy H.18	-	Alterations and Extensions

3. Planning History

- 3.1 DCSW2005/1296/F Proposed extensions and improvements - Withdrawn 18.05.05

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 The Traffic Manager observes:

“No objection, the car parking and access alterations onto this private road appear to be satisfactory.”

5. Representations

- 5.1 Cusop Parish Council observe:

“The Parish Council wishes to support this application as it appears to meet all the requirements of Policy SH.23 of the South Herefordshire District Plan, it improves the present bungalow and provides necessary accommodation for a young family.”

- 5.2 One letter of objection has been received from Mr. P. & Mrs. J. Jones of Cleveland, Hardwicke Road, Hay-on-Wye, Herefordshire, HR3 5QX

The grounds of objection can be summarised as follows:

- boundary hedges, approximately 7ft (2.1m) in height, parallel to garage will restrict the visual field to safely enter/exit the property
- oncoming vehicles/pedestrians unable to see vehicle exiting the property
- location of existing garage affords excellent visibility in both directions
- height of garage is excessive in comparison with the existing garage
- Cleveland has enjoyed 20 years of uninterrupted light at the rear of the property and the position of garage next to boundary hedge will be greatly affected by the construction of the garage
- no internal wall between main garage and utility area and cannot be deemed a living space
- garage larger than necessary and will exceed requirements of standard vehicle
- it should be noted that inset plans are not to scale, Cleveland appears to be further away from boundary hedge, and this gives an inaccurate impression of the proposed impact
- no objections in respect of the living room or porch extensions.

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 key issues in the consideration of the application are:-

Effect of the proposal in terms of size and scale upon the existing
Amenity of neighbouring residents
Highway issues

6.2 The previous application SW2005/1296/F was withdrawn for reasons of size and design upon the existing bungalow. The current proposal internally alters the room layout and constructs the proposed garage to the north elevation, linking the rear utility room to the kitchen. The lounge to the front of the bungalow has been altered to provide a further bedroom and the rear proposed extension forms the lounge area. The proposed extensions have been reduced in height to remain visually subservient to the existing roofline of the bungalow. The proposal is considered to be an improvement to the withdrawn application in terms of size and design and thus satisfies the criteria of Policy SH23 of the South Herefordshire District Local Plan.

6.3 The concerns of the neighbouring property are noted. The existing garage has been demolished and reconstructed to the north elevation to provide internal access to habitable rooms, without the loss of a further bedroom. The distance to the boundary hedgerow of Cleveland measures 3.4m, the width of the garage measures 2.8m leaving 0.5m to the boundary. The proposed height measures 4.5m and sits beneath the ridge of the bungalow by 0.3m. The proposed length replicates the existing length of the bungalow measuring 6.8m and delineates an open utility area to the rear. The size of the garage is considered to be acceptable in terms of car parking standards and an area for purposes of utility space. In terms of light interruption to the rear garden of the neighbouring property, the garage whilst 0.5m from the boundary is at a lower height to the north elevation and would shadow a small part of the rear garden. However, the distance from the rear elevation of Cleveland to the boundary is approximately 20 metres and it is considered that the proposal would not cause a significant harm to the amenity of the garden element.

6.4 The Highway Engineer raises no objection to the proposed car parking and access alterations onto the private road, which serves only the five properties, including the application site and thus it is considered acceptable in terms of highway and pedestrian use.

6.5 Having regard to the above and with appropriate conditions it is considered that the proposal accords with Policies GD.1 and SH.23 of the South Herefordshire District Local Plan.

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. A08 (Development in accordance with approved plans and materials)

Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area.

3. For the avoidance of doubt, the garage shall be demolished and existing access closed off before the development hereby permitted is brought into use.

Reason: In the interests of highway safety.

4. E08 (Domestic use only of garage)

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

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

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

6. H13 (Access, turning area and parking)

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

Informative(s):

- 1. HN04 - Private apparatus within highway**
- 2. HN05 - Works within the highway**
- 3. N15 - Reason(s) for the Grant of Planning Permission**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.

