

17 DCNC2005/2660/F - PROPOSED GARAGE/STORE AT THE HAVEN, FORD BRIDGE, LEOMINSTER. HEREFORDSHIRE. HR6 0PB**For: Mr & Mrs T N Jones per Mr D Dickson 101 Etnam Street Leominster Herefordshire HR6 8AF****Date Received:**
12th August 2005**Ward:**
Leominster South**Grid Ref:**
50929, 54905
DT/CR**Expiry Date:**
7th October 2005

Local Member: Councillors R Burke and J P Thomas

1. Site Description and Proposal

- 1.1 The Haven lies on the west side of the B4361 road at Ford Bridge. The proposal is for the erection of a garage/storage building attached to the house. The building is L shape in plan measuring 12 metres in depth and a maximum of 9 metres in width, approximately 1 metre of this width is situated at the rear of the house. The building is required in conjunction with the applicants building business and proposed in replacement of an authorised storage containers adjacent. Its erection would require demolition of the existing lean-to garage.
- 1.2 The building is single storey in height and to be constructed in materials to match The Haven.
- 1.3 The site lies in an area of Great Landscape Value, and is classified as a landscape least resilient to change.

2. Policies**2.1 Leominster District Local Plan (Herefordshire)**

A.35 – Small Scale New Development for Rural Business Within or Around Settlements

A.24 – Scale and Character of Development

A.9 – Safeguarding the Rural Landscape

2.2 Hereford and Worcester County Structure Plan

CTC2 – Areas of Great Landscape Value

CTC9 – Development Requirements

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)

E9: Home Based Businesses

E11: Employment in the Smaller Settlements and Open Countryside

LA2: Landscape Character and Areas least Resilient to Change

2.4 Supplementary Planning Guidance

Landscape Character Assessment

3. Planning History

DCNC2004/4320/F - Proposed garage and store on landscaped grounds.

DCNC2003/3126/F - Retrospective application for change of use from agricultural land to domestic - Approved January 2004.

DCNC2003/2320/F - Retrospective application for alterations to access - Approved September 2003.

DCNC2002/3207/F - Garage/store - Refused January 2003. Subsequent appeal dismissed September 2003.

There is currently a storage container on site subject to a breach condition notice.

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Traffic Manager: Has no objection to the proposal .

5. Representations

5.1 Leominster Town Council recommends refusal as the proposal is out of scale and proportion in relation to the existing property and has the appearance of a commercial building in what is predominately a residential location. Council has found it very difficult to ascertain the scale and site of the proposal from the plans supplied.

5.2 Letter of objection has been received from The Beaumont Family, 2 Marlbrook Cottages, Fordbridge. These relate to the previous reason for refusal on the basis of an Area Of Great Landscape Value and the fact that the container has still not been removed. There is also an issue about adjoining land which is not relevant to this particular application.

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 Whilst the proposed garage/store building is slightly larger than that previously refused and dismissed at appeal, it is now proposed to erect this building adjoining the existing house, rather than in a position clearly well detached from the house. Furthermore it also involves the demolition of an existing lean-to garage on this side of the house. Consequently it is considered that the previous landscape concerns

which form the reason for refusal and the dismissed appeal have been sufficiently addressed to enable officers to support this proposal.

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 - Any business use of the building shall be limited to storage only in association with the applicants' building business. This business storage use shall enure for the benefit of the applicants only. Thereafter the use shall resort to ancillary domestic purposes with no trade or business use.**

Reason: In the interests of residential amenity.

Informative:

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

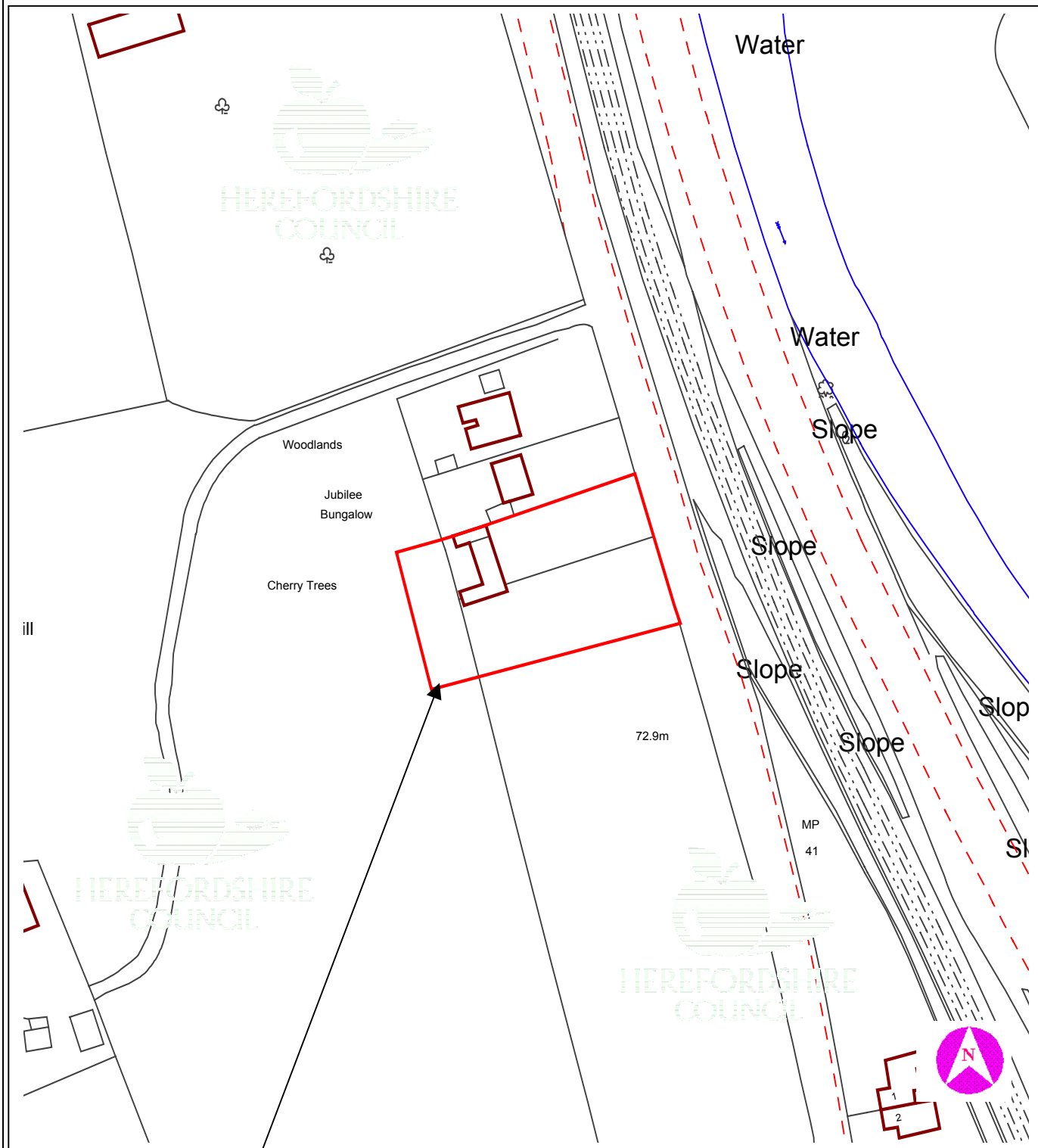
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2005/2660/F **SCALE :** 1 : 1250

SITE ADDRESS : The Haven, Ford Bridge, Leominster. Herefordshire. HR6 0PB

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