

**12 DCNC2005/3238/F - CONVERSION OF EXISTING OUT BUILDING INTO ANNEXE ACCOMMODATION AT OLD STABLE YARD, KIRKHAM GARDENS, BROMYARD, HEREFORDSHIRE HR7 4EA.****For: Mr H Portlock per Mr R Burraston Foxhall  
Bringsty Common Worcester WR6 5UN****Date Received:  
7th October 2005****Ward: Bromyard****Grid Ref:  
65373, 54803  
AJ/CR****Expiry Date:  
2nd December 2005**

Local Member: Councillor P. Dauncey and Councillor B. Hunt

**1. Site Description and Proposal**

- 1.1 The proposal site is in the centre of the market town of Bromyard, adjacent to a residential area on two sides and to the Conservation Area on the other two sides. The site is just within the Bromyard Principal Shopping and Commercial Area.
- 1.2 The proposal is to convert the existing out-building at Old Stable Yard, into annexe accommodation. The planning permission from 1999 included the condition to remove Permitted Development Rights. It would appear that the proposal depicts an L-Shaped existing out-building, which on plans from the 1999 permission was originally a rectangle. This proposal would also appear to regularise the planning matters of the site as well as to create this annex.
- 1.3 This involves widening the store area and raising the roofline of the store level with the ridgeline of the workshop/store. Amended plans have been submitted on 8th November, which reduce all first floor dormers and a ground floor window as well.

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

Bromyard Housing Policy 1

Housing Policy 2: Development in Main Towns

Housing Policy 3: Settlement Boundaries

Housing Policy 16: Extensions

Housing Policy 22: Dependent Relative Accommodation – Planning  
Permission Restrictions

Shopping Policy 2: Principal Shopping and Commercial Areas

Shopping Policy 3: Restrictions on Development and Within The Principal  
Shopping and Commercial Areas

Conservation Policy 3: Setting of Conservation Areas

## 2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy H1: Hereford and the market towns: settlement boundaries and established residential areas.

Policy H14: Re-using previously developed land and buildings

Policy H18: Alterations and extensions

## 3. **Planning History**

NC1999/1204/F - Erection of a cottage - approved with conditions 30/06/99 including the removal of Permitted Development Rights.

MH98/0077 - Erection of a 3 bed cottage - refused and also dismissed on appeal in September 1998

## 4. **Consultation Summary**

### Statutory Consultations

4.1 None required

### Internal Council Advice

4.2 Traffic Manager: has no objection to the proposal subject to condition H10 for 2 car park spaces being provided.

4.3 Conservation Manager: has no objection.

## 5. **Representations**

5.1 Bromyard and Winslow Town Council support the application.

5.2 A letter of objection has been received from the following address:

E.J Whiteley, 3 Church Lane, Bromyard, HR7 4DY.

The objection is on the grounds that the dormer window proposed on the east elevation would overlook their property and invade their privacy.

5.3 The full text of this letter 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 eastern dormer window, subject to the objection, is considered to give rise to unreasonable overlooking. This window is not necessary to meet building regulations. It is therefore proposed to impose a condition to require its deletion.

6.2 Subject to the above, it is considered that the proposal to provide ancillary accommodation complies with the requirements of Bromyard Housing Policy 1 and Housing Policy 22 of the Malvern Hills 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 - Other than the deletion of the dormer window in the east elevation, the development shall otherwise be carried out in accordance with the amended plans received 8 November 2005.

Reason: To ensure the development is carried out in accordance with Local Plan policy.

- 3 - E15 (Restriction on separate sale )

Reason: It would be contrary to the policy of the local planning authority to grant consent for a separate dwelling in this location.

- 4 - E29 (Occupation ancillary to existing dwelling only (granny annexes) )

Reason: It would be contrary to the policy of the local planning authority to grant planning permission for a separate dwelling in this location.

**Informative:**

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

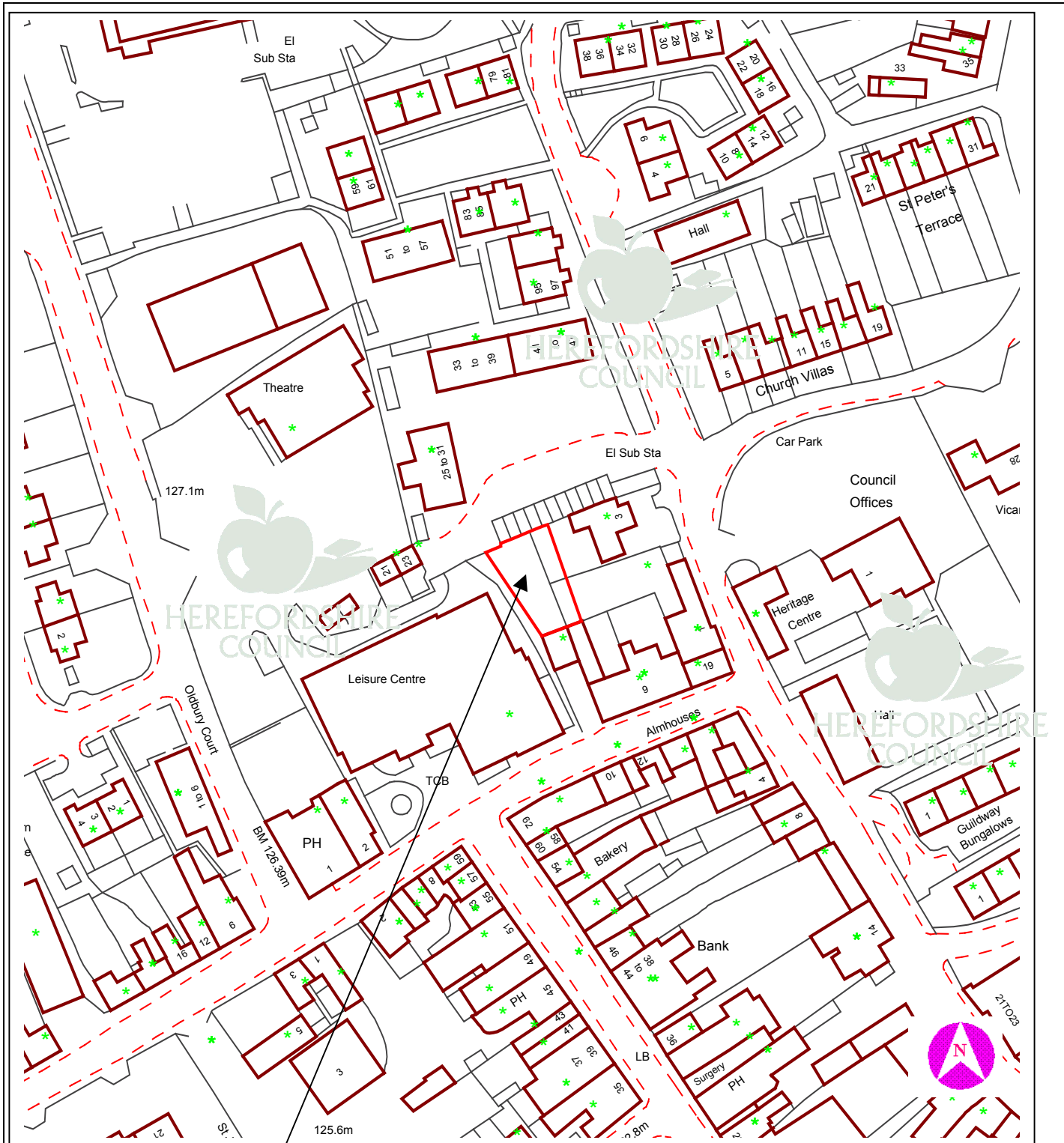
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNC2005/3238/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Old Stable Yard, Kirkham Gardens, Bromyard, Herefordshire HR7 4EA.

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