

8 DCCE2005/3572/F - RETROSPECTIVE APPLICATION FOR A REPLACEMENT GARAGE 1 MORTIMER ROAD, HEREFORD, HEREFORDSHIRE, HR4 9SP**For: P Davies, 1 Mortimer Road, Hereford, HR4 9SP****Date Received: 4th November, 2005 Ward: Three Elms Grid Ref: 50749, 41067****Expiry Date: 30th December, 2005**

Local Members: Councillors Mrs. P.A. Andrews, Mrs. S.P.A. Daniels and Ms A.M. Toon

1. Site Description and Proposal

1.1 This application seeks retrospective planning permission for the retention of a replacement garage at 1 Mortimer Road, Hereford. The application site is located within the established residential area of Hereford in a corner position on the junction with Newtown Road. The replacement garage is a timber structure adjacent to the boundary with 3 Mortimer Road.

2. Policies

2.1 Hereford Local Plan:

ENV14 - Design
H16 - Alterations and extensions

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

S1 - Sustainable development
S2 - Development requirements
DR1 - Design
H18 - Alterations and extensions

3. Planning History

3.1 DCCE2003/1938/F – Proposed residential extension. Approved 5th August, 2003.

3.2 DCCE2002/1188/F – Proposed vehicle access. Planning Permission not required 14th June, 2002.

4. Consultation SummaryStatutory Consultations

4.1 None

Internal Council Advice

4.2 Traffic Manager – No objection

5. Representations

- 5.1 Hereford City Parish Council – No objection.
- 5.2 Local Residents – A single letter has been received from the neighbouring property, number 3 Mortimer Road. The comments raised can be summarised as follows:
- Lost of light and overbearing impact;
 - Fire risk;
 - Proximity to boundary.

In the interests of clarification it is confirmed that there is no minimum distance development is required to be from a boundary under planning legislation, and the fire risk associated with this structure being constructed of wood is not, in this instance, a material planning consideration

The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

Principle

- 6.1 Hereford City Local Plan policy H16 relates to residential development. This policy states that development should be of an appropriate design and scale in the context of the existing situation, and be acceptable in relation to the visual amenities of the locality and highway issues. Herefordshire Unitary Development Plan (Revised Deposit Draft) policy H18 reflects this position. Hereford City Local Plan policy ENV14 and Herefordshire Unitary Development Plan (Revised Deposit Draft) policy DR1 require a high standard of design in new development.

Residential Amenity

- 6.2 The principal issue associated with this application is the impact upon the detached neighbouring property to the north, number 3 Mortimer Road. It is of note that a kitchen window is found in the affected elevation and the garage is sited adjacent to the boundary. A degree of light loss and overbearing impact will therefore result. However, the garage has an eaves height of 2.15 metres with a ridge height of 2.65 metres. In this context it is considered that the impact associated with it will be within acceptable limits and it would be unreasonable to resist the application on this ground.

Design, Scale and Visual Amenities

- 6.3 The garage is of timber construction and this is considered appropriate. The building is of a reasonable size and is appropriate in the context of the application site, as well as, the wider area and as such this proposal represents an acceptable form of development which will preserve the visual amenities of the locality.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 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

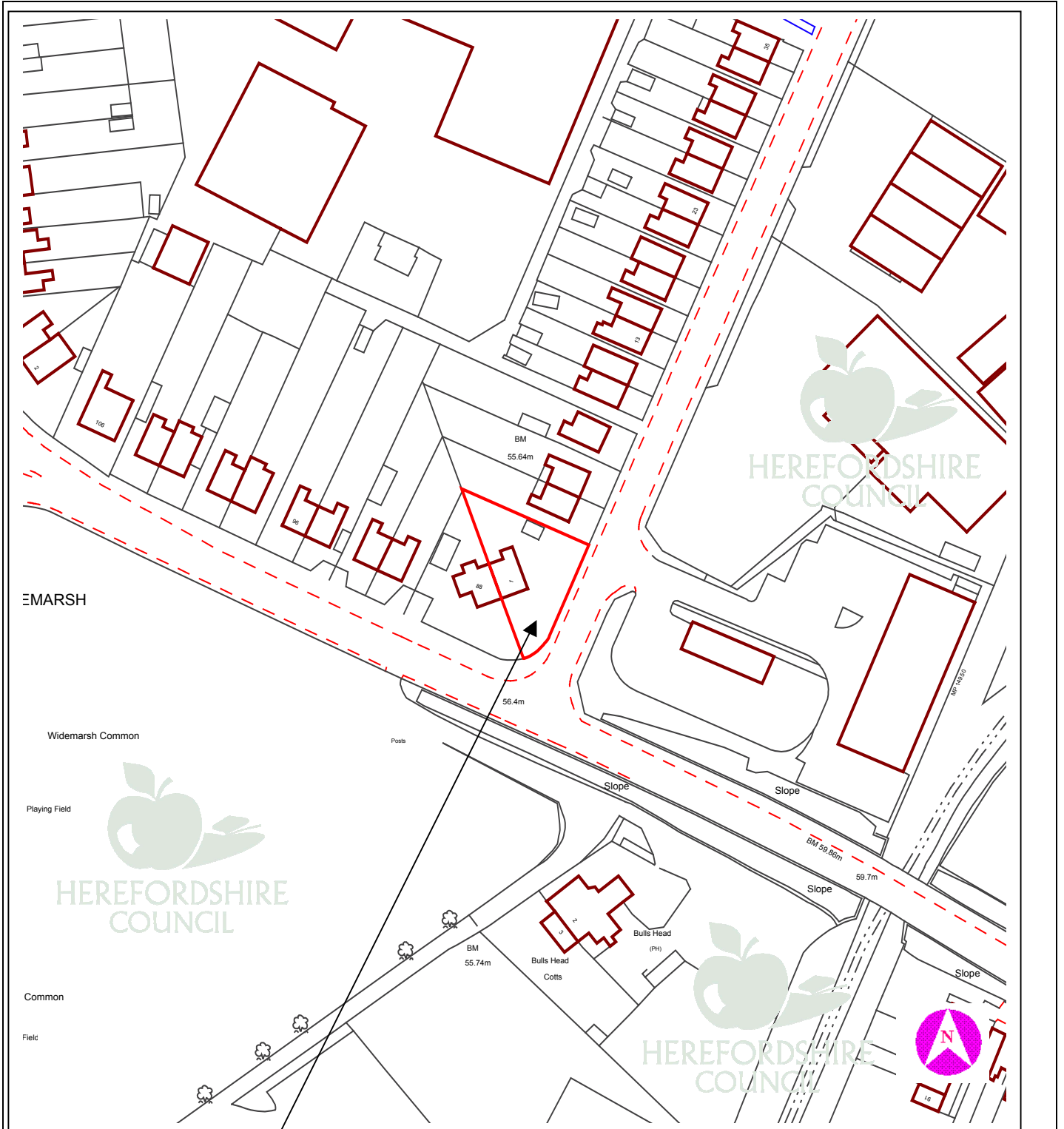
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2005/3572/F

SCALE : 1 : 1250

SITE ADDRESS : 1 Mortimer Road, Hereford, Herefordshire, HR4 9SP

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