

10 DCCW2005/3425/F - CONVERSION OF GARAGE TO STUDY AND ERECTION OF DETACHED DOUBLE GARAGE AT HERONS CROFT, TILLINGTON, HEREFORD, HR4 8LW**For: Mr. M. Dixon per D. Carr, 20 Glenthorne Road, Hereford, HR4 9RW****Date Received: 26th October, 2005 Ward: Burghill, Holmer & Lyde Grid Ref: 45331, 45974****Expiry Date: 21st December, 2005**

Local Member: Councillor Mrs. S.J. Robertson

1. Site Description and Proposal

- 1.1 The application site is comprised of a detached bungalow set within its own curtilage, located within the hamlet of Tillington Common.
- 1.2 The application seeks consent to convert the existing integral garage to ancillary accommodation and erect a detached double garage between the dwelling and the highway to the north.

2. Policies

2.1 South Herefordshire District Council:

Policy GD1	-	General Development Criteria
Policy C8	-	Development within Areas of Great Landscape Value
Policy SH23	-	Extensions to Dwellings

3. Planning History

3.1 None.

4. Consultation Summary4.1 Statutory Consultations

None.

Internal Council Advice

4.2 Traffic Manager: no objection.

5. Representations

- 5.1 Burghill Parish Council: No objection to the conversion of the integral garage, but raised concern about the proposed location of the detached garage as it was considered out of character with the surrounding area.

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

6. Officers Appraisal

- 6.1 The proposed addition of a pitched roof in replacement for the flat roof above the integral garage and its conversion to provide habitable accommodation are not considered to give rise to any loss of either visual or residential amenity to the wider locality.
- 6.2 However, the application site forms part of the boundary between the built form of the settlement and the open land to the west, which in addition to its status as common land also falls within the designated Area of Great Landscape Value. Therefore the principal considerations in determining this application are the impact of the proposed detached garage on the character and appearance of the adjoining Area of Great Landscape Value and the amenity of the surrounding locality.
- 6.3 The pattern of development in the surrounding area is one of detached dwellings fronting onto the highway, set back varying distances resulting in an irregular building line, as opposed to one, which is strictly delineated.
- 6.4 The proposed detached garage will be sited between the dwelling and the public highway, behind an established and mature group of trees and shrubs that act to significantly screen the front of the property from wider view.
- 6.4 The narrow width of the application site prohibits the siting of the garage to the rear or side of the dwelling, and whilst the proposed garage will be sited away from the dwelling, it is considered that placing it closer to the front of the dwelling will give rise to a greater sense of urbanisation by grouping the buildings in very close proximity, as opposed to the more open form of development, which is proposed in the application.
- 6.5 The height of the garage as originally submitted was considered to be excessive, therefore the applicant has been invited to revise the scheme to reduce the ridge height thereby reducing the bulk, and massing of the proposed garage.
- 6.6 Additionally, in order that the visual impact of the garage is minimised as far as possible, it is considered expedient to secure by condition the prior approval and implementation of a planting scheme on the western boundary to soften the transition with the adjoining common land.
- 6.7 Therefore whilst the comments of the Parish Council are noted, it is not considered subject to the amended plans and the imposition of appropriate conditions that the proposal will give rise to a form of development, which is demonstrably harmful to the visual amenity of the Area of Great Landscape Value or the wider settlement and as such, approval is recommended.

RECOMMENDATION

Subject to the receipt of suitable amended plans, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers

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. A06 (Development in accordance with approved plans).

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3. B02 (Matching external materials (extension)).

Reason: To ensure the external materials harmonise with the existing building.

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

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

5. E08 (Domestic use only of garage).

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

6. G04 (Landscaping scheme (general)).

Reason: In order to protect the visual amenities of the area.

7. G05 (Implementation of landscaping scheme (general)).

Reason: In order to protect the visual amenities of the area.

8. G11 (Retention of hedgerows (where not covered by Hedgerow Regulations)).

Reason: To ensure that the application site is properly landscaped in the interests of the visual amenity of the area.

Informatives:

1. N01 - Access for all.

2. N15 - Reason(s) for the Grant of Planning Permission.

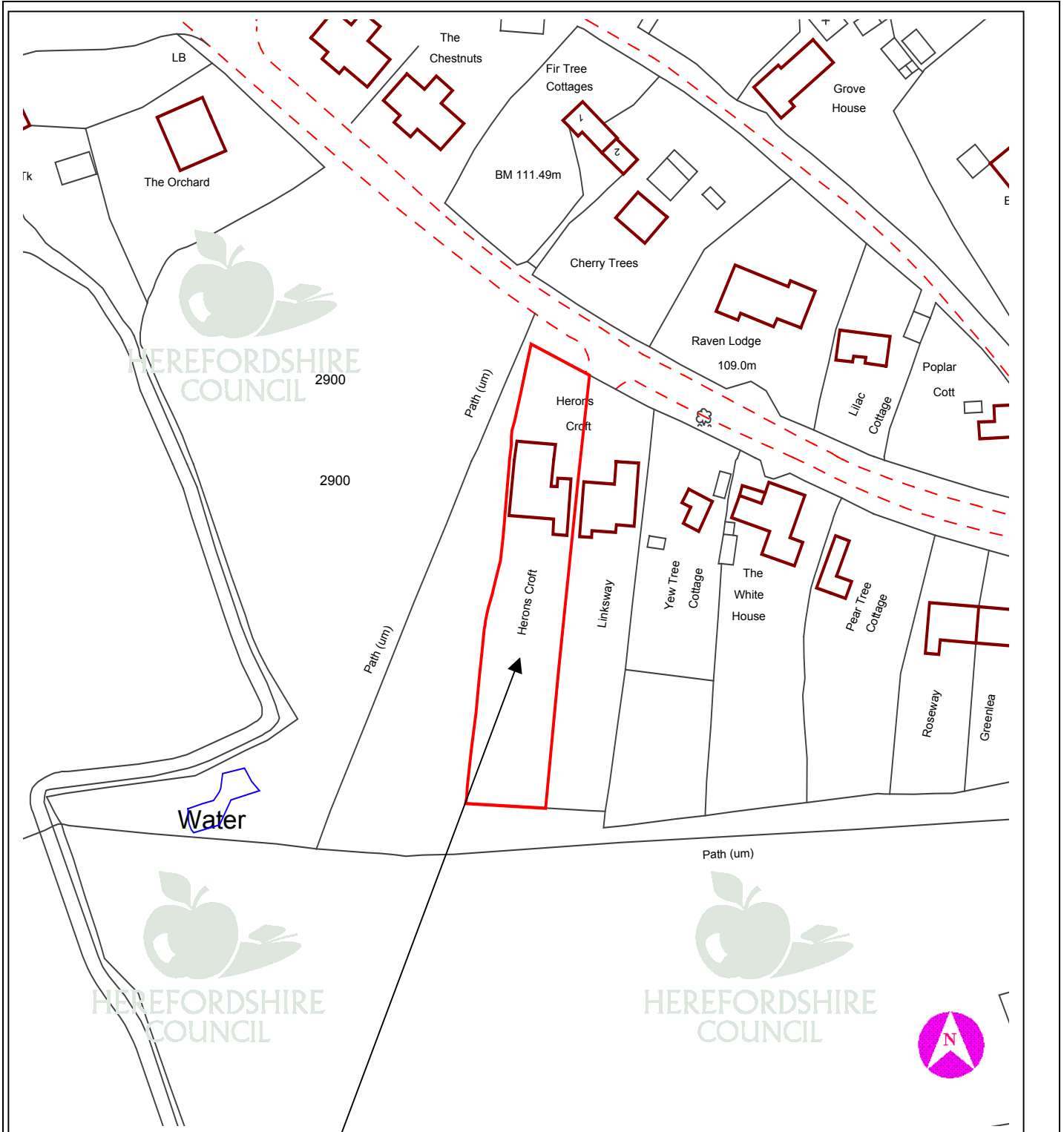
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: DCCW2005/3425/F

SCALE : 1 : 1250

SITE ADDRESS : Herons Croft, Tillington, Hereford, HR4 8LW

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005