

**9 DCSE2005/4025/F - RETROSPECTIVE APPLICATION FOR GARAGE AT 5 MALMO PLACE, GLEWSTONE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6RW****For: Mr. & Mrs. D. Paskell per Mr. G. Jones, 53 Broad Street, Ross-on-Wye, Herefordshire, HR9 7DY****Date Received: 15th December, 2005 Ward: Llangarron Grid Ref: 55976, 22097****Expiry Date: 9th February, 2006**

Local Member: Councillor Mrs. J.A. Hyde

**1. Site Description and Proposal**

- 1.1 5 Malmo Place is a semi detached two-storey dwelling located within a cul-de-sac of 12 properties. The dwelling is within the open countryside and Wye Valley area of Outstanding Natural Beauty. Malmo Place has a single access point to the class III road. It is at a higher level and to either side of the junction are grassed embankments.
- 1.2 The application proposes the retention of a timber garage located at the front of the property adjacent to the highway. The garage measures 6 metres long x 4.9 metres wide x 3.2 metres high. The garage has been stained matt dark brown. There is one full width door to the front of the garage.

**2. Policies****2.1 Planning Policy Guidance and Statements**

PPS1 – Delivering Sustainable Development

**2.2 Hereford and Worcester County Structure Plan**Policy CTC1 – Areas of Outstanding Natural Beauty  
Policy CTC9 – Development Criteria**2.3 South Herefordshire District Local Plan**Policy GD.1 – General Development Criteria  
Policy SH.23 – Extensions to Dwellings  
Policy C.5 – Development within Areas of Outstanding Natural Beauty**2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)**Policy S1 – Sustainable Development  
Policy S2 – Development Requirements  
Policy H18 – Alterations and Extensions**3. Planning History**

- 3.1 There is no planning history to the application site.

#### **4. Consultation Summary**

##### Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

##### Internal Council Advice

- 4.2 The Traffic Manager's comments are awaited.

#### **5. Representations**

- 5.1 Marstow Parish Council has objected to the application and make the following comments:

- Most unsuitable position causing ugly views for all nearby residents and all other people living in or passing through this otherwise pretty village.
- The garage is used as a workshop at all times of the day and night causing noise and also carry out paint spraying of vehicles, which are considered to belong to other people. The odour of the paint is very penetrating around the area of this property and into the homes of nearby residents.
- This garage is not just for the private benefit of the homeowner, but also as a business purpose involving other vehicles.

- 5.2 2 letters of objection have been received from:

Linda Lewis, 2 Malmo Place and;  
Denise Woodley, 4 Malmo Place

- 5.3 In addition a petition with 19 signatures has been submitted. The main points raised are:

- The building has lowered the beauty and standard of Malmo Place
- The building is a potential fire hazard
- The building has devalued property in the area
- The building is close to my hedge and my home
- Vehicles are repaired, welded and paint sprayed on a daily recurrence since the erection of the garage
- Grossly oversized to be a garage, looks obtrusive and is unsightly to those passing Malmo Place

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

#### **6. Officers Appraisal**

- 6.1 South Herefordshire District Local Plan Policy SH23 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. Policy C.5 of the South Herefordshire District Local Plan permits development where it does not adversely affect the landscape.

- 6.2 The garage is located to the front of the dwellinghouse on an existing parking bay adjacent to the vehicle entrance to the property. The garage is partially screened by the adjacent hedgerow boundary. A condition would be attached to the permission preventing the lopping or felling of this hedgerow.
- 6.3 This is a retrospective application. When the garage was constructed it was particularly prominent, however since then the timber has been stained and this mitigates its appearance and impact. The garage is considered to be of an appropriate scale to be subordinate to the existing dwellinghouse. The rear elevation of the garage is visible from 4 Malmo Place but is not considered to have an overbearing impact.
- 6.4 The Parish Council and objectors comments are noted however, the applicant has confirmed that there is no commercial business operating from the garage. The garage currently houses a grass track race car that is used for hobby purposes. A condition would be attached to the permission preventing the commercial use of the garage and ensuring that it remains ancillary to the dwellinghouse.
- 6.5 There is alternative legislation available to deal with potential nuisance that may arise from the use of the garage.
- 6.6 It is considered that there will be no adverse impact on the Area of Outstanding Natural Beauty.
- 6.7 It is considered that the development is in accordance with the relevant planning policies and represents an acceptable form of development.

## RECOMMENDATION

**That following the expiry of the consultation period 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 E08 (Domestic use only of garage)**

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

**2 E09 (No conversion of garage to habitable accommodation)**

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

**3 G09 (Retention of trees/hedgerows)**

**Reason: To safeguard the amenity of the area.**

### Informative:

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

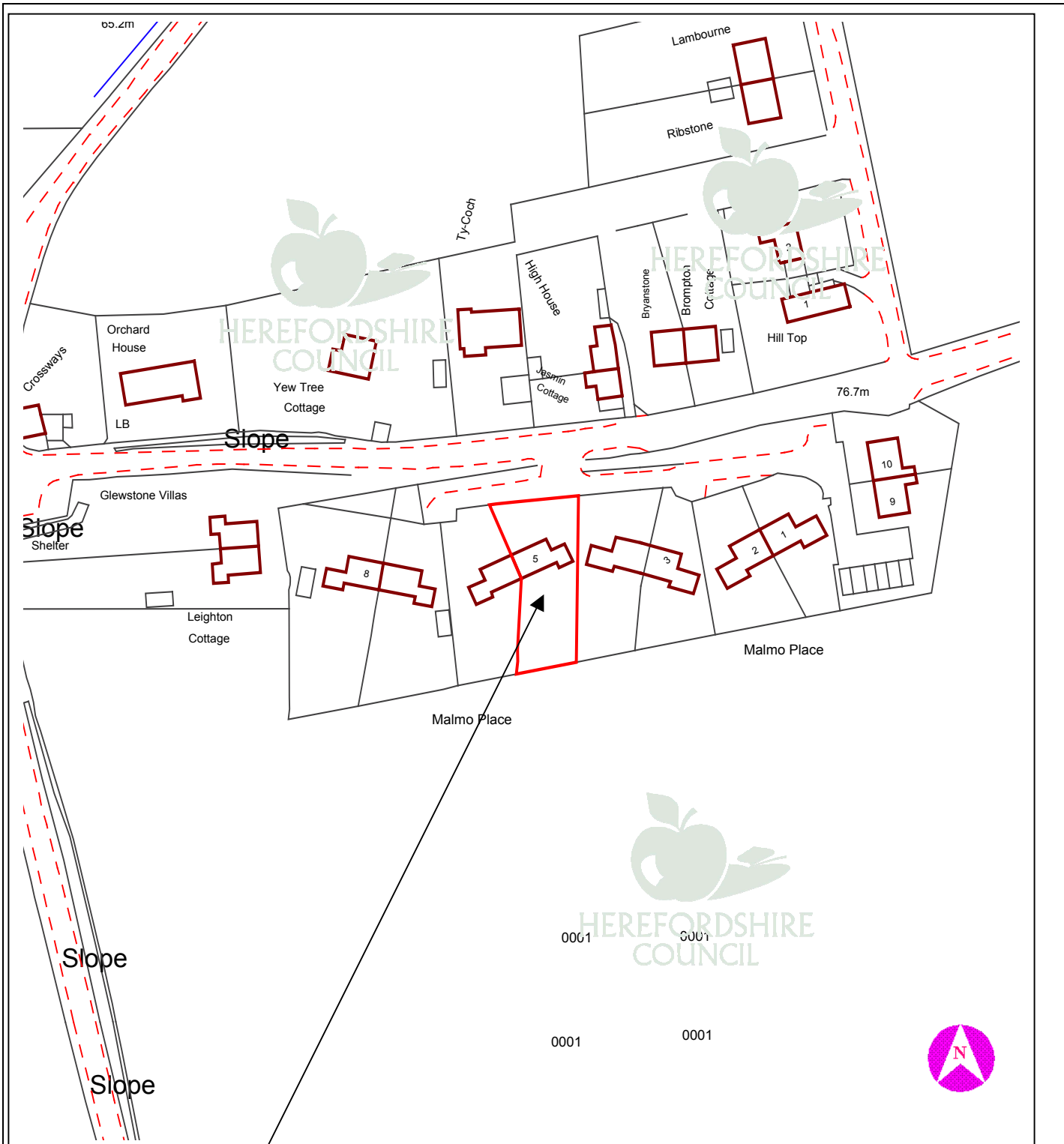
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSE2005/4025/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** 5 Malmo Place, Glewstone, Ross-on-Wye, Herefordshire, HR9 6RW

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