

10 DCNC2006/0360/F - PROPOSED PORCH AND DETACHED DOUBLE GARAGE AT OAK VIEW, RISBURY, LEOMINSTER, HEREFORDSHIRE, HR6 0NQ**For: Mr & Mrs P Sneyd per Linton Design, 27 High Street, Bromyard, Herefordshire, HR7 4AA****Date Received:**
6th February 2006**Ward: Hampton Court** **Grid Ref:**
54894, 55005**Expiry Date:**
3rd April 2006

Local Member: Councillor K Grumbley

1. Site Description and Proposal

- 1.1 This site is located within the small hamlet of Risbury. There are dwellings on either side of the site and also on the opposite side of the road. There is a field to the rear of the site. The existing dwellinghouse on the site has red brick walls with dark concrete tiles on the roof. There is an existing hedgerow approximately 2 metres high on the road frontage in front of the position of the proposed garage.
- 1.2 The proposal is to erect a small porch on the front of the house to directly replace the existing porch canopy. The proposal also involves the erection of a double garage in the front garden of the site adjacent to the side boundary. The proposed development will be in brick and tiles to match the existing dwellinghouse. There will also be some minor alterations to the existing integral garage to create additional living accommodation, however this does not in itself require planning permission.

2. Policies**2.1 Planning Policy Guidance**PPS1 – Delivering Sustainable Development
PPS7 – Sustainable Development in Rural Areas**2.2 Hereford and Worcester County Structure Plan**H16A – Development Criteria
H20 – Residential Development in Open Countryside
CTC9 – Development Criteria**2.3 Leominster District Local Plan**A1 – Managing the District's Assets and Resources
A2 – Settlement Hierarchy
A24 – Scale and Character of Development
A54 – Protection of Residential Amenity
A56 – Alterations, Extensions and Improvements to Dwellings

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

S2 – Development Requirements
DR1 – Design
H18 – Alterations and Extensions

3. Planning History

3.1 95/0828/N - Garage and bedroom extension. Planning permission 01.12.95.

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 The Traffic Manager has no objection.

5. Representations

5.1 The Parish Council state: 'The Parish Council does not object in principle to this application, but is concerned over the proposed position of the garages. The Council recommends refusal, pending re-alignment of the garages, further away from the road and more in line with the existing buildings.'

5.2 To date (i.e. at the time of drafting this report as site notice time period expires on 17 March 2006) no letters of representation have been received.

6. Officers Appraisal

6.1 The main issues relate to:

- (i) the size, design and appearance of the development,
- (ii) its effect on the residential amenities of neighbouring dwellings
- (iii) the effect the proposed development will have on the visual appearance and character of the immediate area. The most relevant policies with respect to these issues are A1, A24, A54 and A56 of the Leominster District Local Plan.

6.2 The proposed new porch and double garage will look acceptable, be in keeping with the character and appearance of the existing dwellinghouse and the immediate area and will not adversely affect the residential amenities of any neighbouring dwelling. It is also considered that the proposed siting of the garage is acceptable.

6.3 The Parish Council has commented that the proposed garage should be repositioned so that it will be further away from the road and more in line with the existing dwellings. However, it is considered that the currently proposed position, which will be masked to a certain extent by the existing hedgerows by the roadside and also the small tree in the garden, will be acceptable and will not be detrimental to the visual amenities and character of the immediate area. It is not considered that there will be any significant benefit in re-positioning the garage in this manner. In fact repositioning the garage so that it will be set between the applicant's dwelling and the neighbouring bungalow to the east could begin to impinge on the residential

amenities of the neighbouring bungalow which does have some windows and a covered area on its side (west facing) elevation.

6.4 In conclusion, it is considered that the proposed development is acceptable and in accordance with planning policies in particular A1, A24, A54 and A56 of the Leominster 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 - A06 (Development in accordance with approved plans)

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

Informatives:

1 - N03 - Adjoining property rights

2 - N14 - Party Wall Act 1996

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

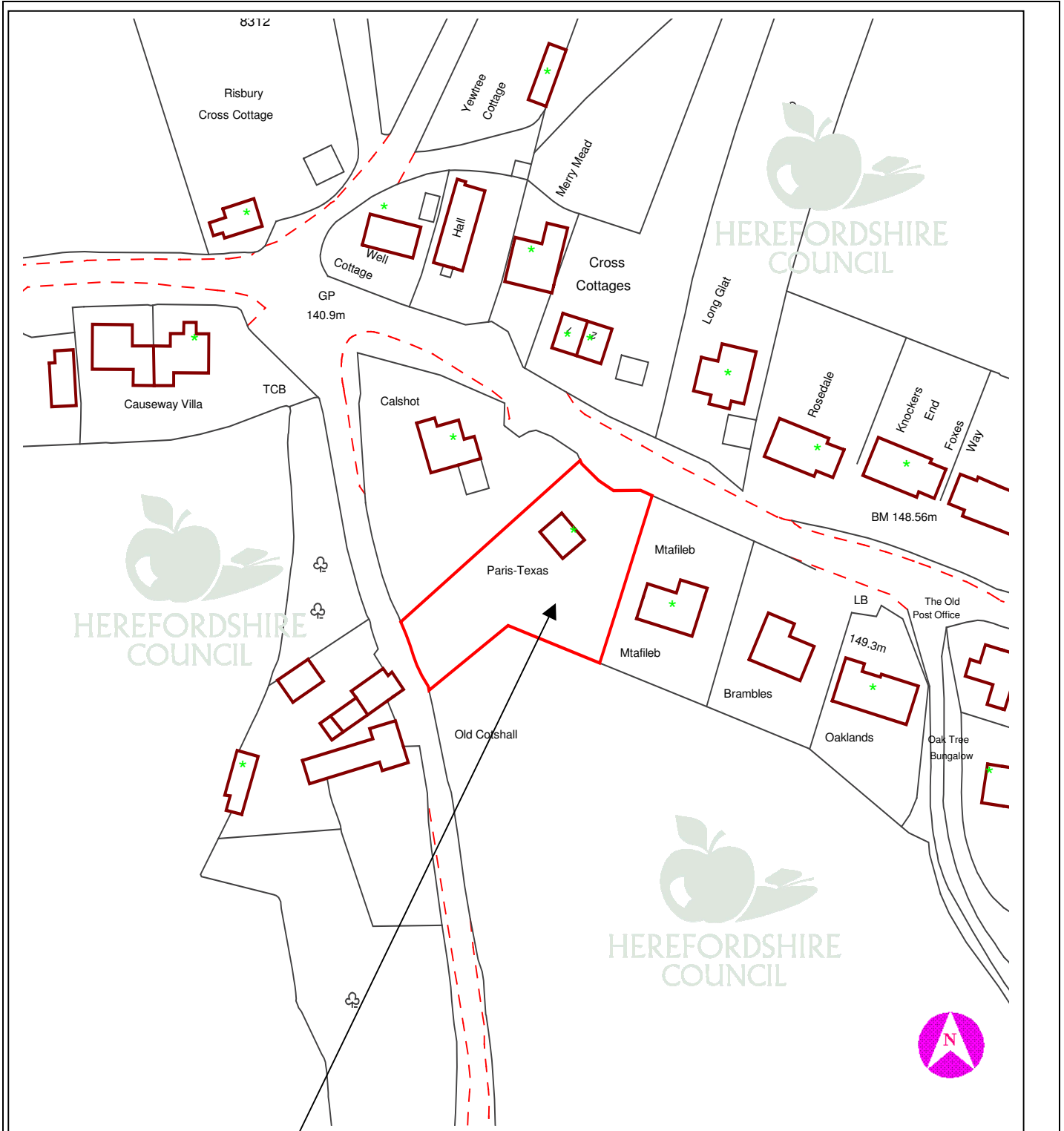
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2006/0360/F

SCALE : 1 : 1250

SITE ADDRESS : Oak View, Risbury, Leominster, Herefordshire, HR6 0NQ

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