

8 DCSE2006/0460/F - CONVERSION OF GARAGE TO HOLIDAY ACCOMMODATION, NEW GARAGE/ACCESS AND TURNING, EASTVIEW, BROMSASH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7PN.**For: Mr. & Mrs. Powell per Mr. R.H. Ball, Ilex, Ashfield Crescent, Ross-on-Wye, Herefordshire, HR9 5PH****Date Received: 9th February 2006****Ward: Penyard****Grid Ref: 64973, 24039****Expiry Date: 6th April 2006**

Local Member: Councillor H. Bramer

1. Site Description and Proposal

- 1.1 Eastview, Bromsash is a 1½ storey brown brick dwelling with attached double garage. The property is located within the smaller settlement of Bromsash immediately adjacent to the B4224. The site is bordered to the north by a residential property and to the east, south and west by agricultural land.
- 1.2 The application proposes to convert the existing attached garage to one bedroom holiday accommodation providing an open plan living, kitchen, dining room, and shower room at ground floor and bedroom at first floor. The existing garage doors will be replaced with timber patio doors and frame to match the style of the existing doors/windows. The existing garden will be sub-divided to provide independant amenity space for the dwelling and proposed holiday accommodation.
- 1.3 In addition, it is proposed to erect a detached garage in brick and tile to match the dwelling. The garage will measure 6.9m long x 5.5m wide and 4.6m high. The existing access will be revised with the removal of some hedgerow to provide additional parking for 2 cars with a turning area.

2. Policies**2.1 Planning Policy Guidance**

- PPS.1 - Delivering Sustainable Development
PPS.7 - Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan

- Policy CTC.9 - Development Criteria
Policy E.20 - Development of the Tourist Industry
Policy TSM.1 - Criteria for Tourism Related Development

2.3 South Herefordshire District Local Plan

- Policy GD.1 - General Development Criteria
Policy TM.1 - General Tourism Provision
Policy TM.5 - Proposals for Small Guesthouses, Bed & Breakfast and Self-Catering Accommodation

Policy SH.23 - Extensions to Dwellings

2.4 Herefordshire Unitary Development Plan (Deposit Draft)

Part 1

Policy S.1 - Sustainable Development
Policy S.2 - Development Requirements
Policy S.8 - Recreation, Sport and Tourism

Part 2

Policy RST.1 - Criteria for Recreation, Sport and Tourism Development
Policy RST.12 - Visitor Accommodation
Policy RST.13 - Rural and Farm Tourism Development
Policy H.18 - Alterations and Extensions

3. Planning History

3.1 None relevant.

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 Traffic Manager raises no objection.

5. Representations

5.1 Linton Parish Council objects to the application and have provided the following comments:

“This would be equivalent to allowing another house to be built, encroaching on open countryside. There is no call for holiday accommodation in Bromsash, it is a small hamlet, the only facilities available are a post box and a telephone kiosk, therefore all journeys would need to be by car. We do not consider that it complies in any way with the policies of the South Herefordshire District Local Plan now in force nor with Policy RST.12 in the emerging Unitary Development Plan.”

6. Officer's Appraisal

6.1 Policies TM.1 and TM.5 of the South Herefordshire District Local Plan and Policy RST.12 of the Herefordshire Unitary Development Plan (revised deposit draft) support the provision of small self-catering accommodation from the conversion or change of use of existing property, subject to set criteria. The proposal must be of a scale and design appropriate for its surroundings, not harm the character or appearance of the countryside, and wherever possible, be accessible by a choice of modes of transport.

6.2 The proposal seeks to create a small additional unit of ancillary accommodation from an existing attached garage which, although it is entirely self-contained, is of small scale, immediately associated to the principal dwelling and entirely dependant upon it for provision of services such as drainage and vehicular access.

- 6.3 For information, the applicant can convert the existing double garage into additional ancillary accommodation and erect a detached garage, as proposed, providing it is reduced to 4 metres in height, without the benefit of planning permission. Planning permission is only required in this instance because the converted garage would be used for holiday let purposes.
- 6.4 Provided that the resultant accommodation is attached, by condition, to the principal dwelling, the proposal is considered to be acceptable. A further condition will be attached restricting the use of the garage to holiday accommodation or purposes ancillary to the dwelling.
- 6.5 The proposed detached garage will be in keeping with the scale and character of the existing dwelling. The new development will be read against the existing dwelling and subject to the use of appropriate materials the proposal is considered acceptable and is not considered to harm the character or appearance of the countryside. A condition will be attached ensuring that the use of the garage is retained for parking.
- 6.6 The proposal is considered to comply with local plan policies and it is therefore recommended that planning permission be granted.

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.

3. **B01 (Samples of external materials)**

Reason: To ensure that the materials harmonise with the surroundings.

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

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

5. **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.

6. **E06 (Restriction on Use)**

Reason: The local planning authority wish to control the specific use of the land/premises, in the interest of local amenity.

Informative(s):

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

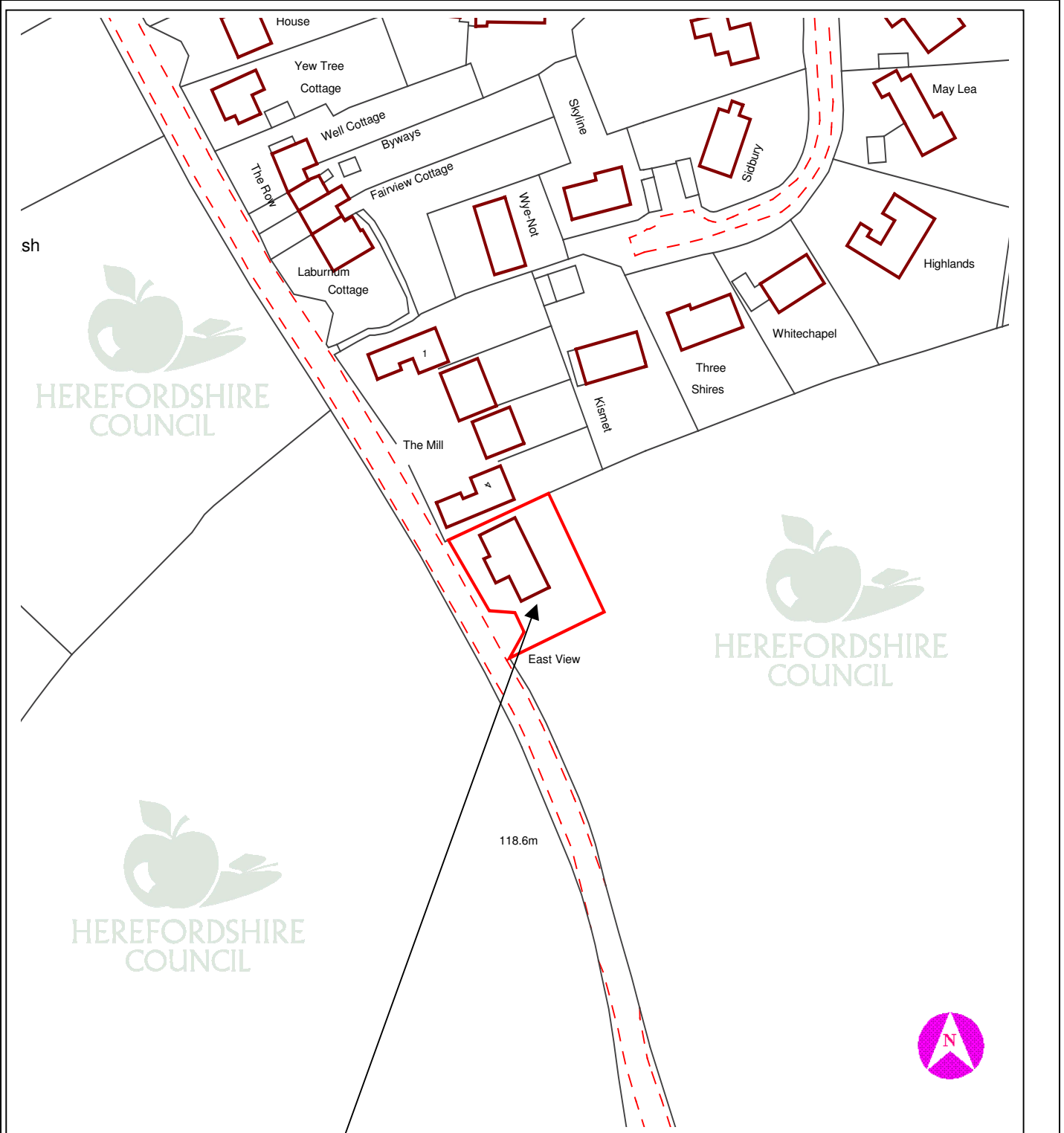
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/0460/F

SCALE : 1 : 1250

SITE ADDRESS : Eastview, Bromsash, Ross-on-Wye, Herefordshire, HR9 7PN

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