

11 DCCE2006/1624/F - SITING OF TEMPORARY CARAVAN FOR USE DURING CONSTRUCTION PERIOD OF NEW DWELLING. PLOT IN GARDEN OF LAVENDA, COURT GARDENS, FOWNHOPE, HEREFORD, HEREFORDSHIRE, HR1 4PB

For: Mr. A. Prosser, per Mr. C. Goldsworthy, 85 St Owens Street, Hereford, HR1 2JW

Date Received: 17th May, 2006 Ward: Backbury Grid Ref: 57989, 34613

Expiry Date: 12th July, 2006

Local Member: Councillor Mrs. J.E. Pemberton

1. Site Description and Proposal

- 1.1 This application seeks permission for the siting of a caravan in the garden of Lavenda Court Gardens, Fownhope during the construction of a new single storey dwelling. The application relates to the construction of a new bungalow approved by virtue of a successful appeal against planning application DCCE2006/0405/F.

2. Policies

2.1 South Herefordshire District Local Plan:

GD1	-	General developmen criteria
C5	-	Development within AONB
C8	-	Development within AGLV
C9	-	Landscape features
C17	-	Trees/management

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

S1	-	Sustainable development
S2	-	Development requirements
S6	-	Transport
S7	-	Natural and historic heritage
DR1	-	Design
DR2	-	Land use and activity
DR3	-	Movement
DR4	-	Environment
LA1	-	Areas of Outstanding Natural Beauty
LA5	-	Protection of trees, woodlands and hedgerows
LA6	-	Landscaping schemes
C43	-	Foul sewerage

3. Planning History

- 3.1 DCCE2005/0405/F - Erection of bungalow. Refused 4th May, 2005. Allowed on Appeal 8th December, 2005.
- 3.2 DCCE2004/3231/F - Erection of bungalow. Withdrawn 21st March, 2005.

4. Consultation Summary

Statutory Consultations

- 4.1 Water Authority: No objection subject to conditions.

Internal Council Advice

- 4.2 Conservation Manager: No objection subject to removal of caravan and reinstatement of garden upon completion of the dwelling.
- 4.3 Traffic Manager: No objection.
- 4.4 Drainage Engineer: No objection.

5. Representations

- 5.1 Fownhope Parish Council: No response received.
- 5.2 Local Residents: Three letters of objection have been received from neighbouring properties, the comments of which can be summarised as follows:
- Degrading of view;
 - Loss of privacy;
 - The application is retrospective;
 - Unauthorised tree works have been undertaken on site;
 - Drainage problems are occurring on site.
- 5.3 The tree works and retrospective nature of this application are not material considerations in the context of this application.
- 5.4 In relation to the drainage problems identified by neighbours the agent for this application has written to confirm that a leak has been identified and fixed and that the caravan is connected to the mains system.
- 5.5 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

- 6.1 The Town and Country Planning (General Permitted Development) Order 1995 allows for the temporary siting of buildings required temporarily in connection with, and for the duration of, operations being carried out. However, in this case the occupants are not conducting the operations being carried out and the land in question is within the curtilage of the building. Permission for the temporary siting of this caravan is therefore required. In this instance the caravan is required to accommodate the future

occupant of the new dwelling to be constructed on this site, the occupants having sold their existing home to fund the construction of the new dwelling.

- 6.2 From the perspective of design and visual amenities it is clearly undesirable to site a caravan on the fringes of a Conservation Area and within an Area of Outstanding Natural Beauty. However, this application seeks temporary permission only, and this is in association with the construction of an approved development. On the basis that the caravan is to be removed upon the completion of the associated new dwelling it is considered that the refusal of permission on the grounds of an adverse impact upon the visual amenities of the locality would be unreasonable.
- 6.3 Turning to the residential amenities, the siting of the caravan is such that inter-visibility between this caravan and the neighbouring properties will be less of a concern than that which was associated with the approved dwelling. The caravan is sited parallel with the access lane creating a 45 degree angle between the north east facing elevation and the rear elevations of the dwellings to the east. At the closest point the caravan is approximately 22 metres from the nearest dwelling to the east. In comparison to this, the approved bungalow sits parallel to the dwellings to the east with a distance of approximately 15 metres at the closest point. The boundary treatments, distances involved, and respective relationships between the properties concerned are considered such that the impact upon residential amenities is assessed as being within acceptable limits.
- 6.4 Clearly the siting of this caravan in this location in the long term is undesirable on the basis of its design limitations and associated visual amenity impact. However, on the basis that this structure is required for a strictly finite and shore timeframe it is considered that this proposal is acceptable and that temporary permission should be granted. Having regard to the proposed building associated with this site it is considered that a 12 month permission period is reasonable.

RECOMMENDATION

That planning permission be granted subject to the following condition:

- 1 E23 (Temporary permission and reinstatement of land (mobile home/caravan))**

Reason: The local planning authority is not prepared to permit a residential caravan in this location other than on a temporary basis having regard to the special circumstances of the case.

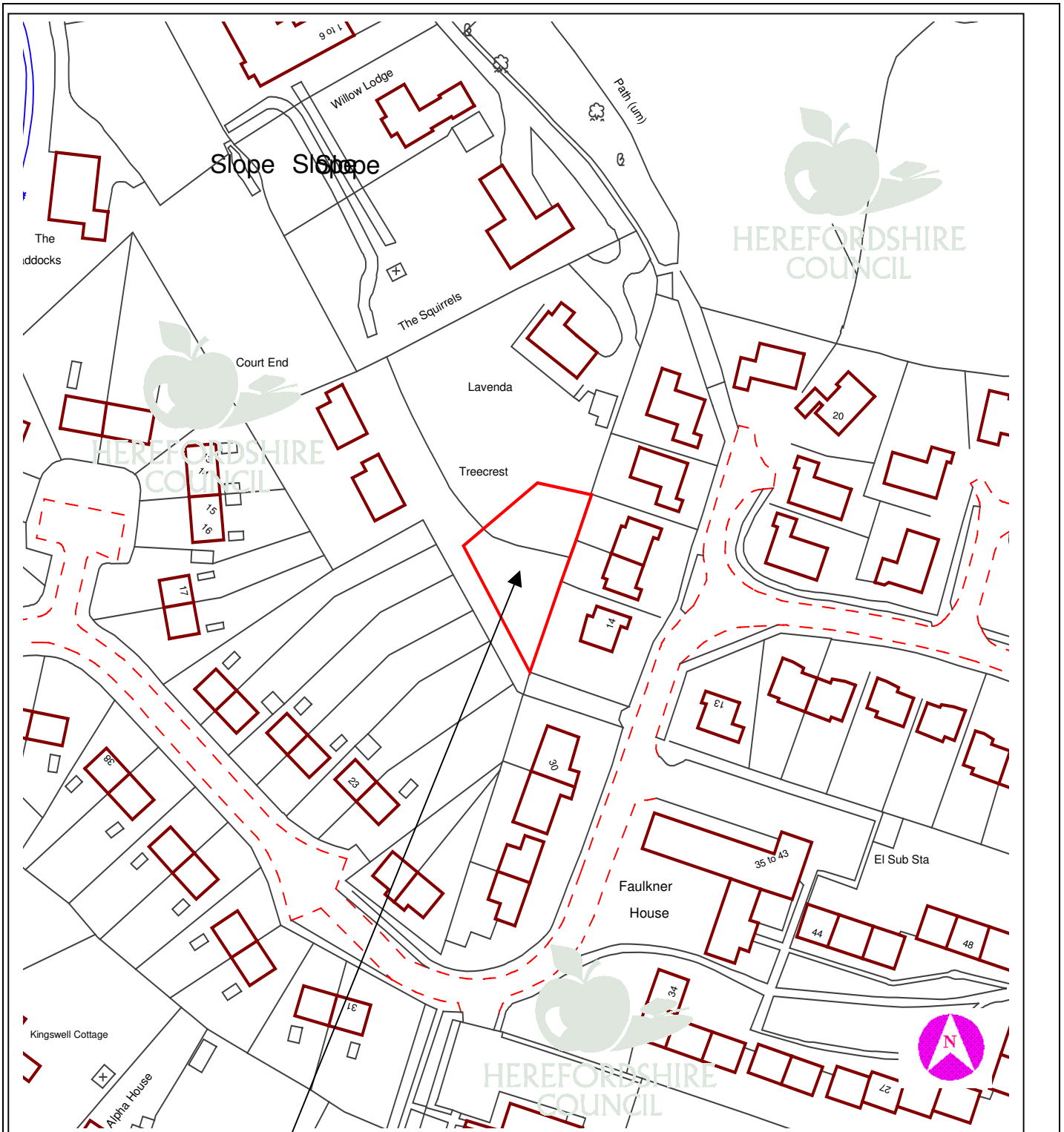
Informatives:

- 1 N03 - Adjoining property rights**
- 2 N15 - Reason(s) for the Grant of PP/LBC/CAC**

Decision:

Notes:

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APPLICATION NO: DCCE2006/1624/F

SCALE : 1 : 1250

SITE ADDRESS : Plot in garden of Lavenda, Court Gardens, Fownhope, Hereford, Herefordshire, HR1 4PB

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