

7 DCSE2006/2745/F - ERECTION OF SUMMERHOUSE AND SHED, (RETROSPECTIVE APPLICATION), ROWAN COTTAGE, PETERSTOW, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6LF.

For: Mr. S. Pelham Davis per Mr. R.H. Ball, Ilex, Ashfield Crescent, Ross-on-Wye, Herefordshire, HR9 5PH.

Date Received: 22nd August, 2006

Ward: Llangarron

Grid Ref: 56199, 24726

Expiry Date: 17th October, 2006

Local Member: Councillor Mrs. J.A. Hyde

1. Site Description and Proposal

1.1 Rowan Cottage is a large bungalow located at the end of narrow private drive that runs between Lane End and High Field, which exits onto the unclassified 71012. Fernbank is to the rear and Rodandal is to the east. A hawthorn hedge runs along the eastern and northern boundaries, and a wooden post and rail fence runs along the southern boundary. The site is located in the Peterstow Conservation Area and within the Wye Valley Area of Outstanding Natural Beauty.

1.2 This is a retrospective application for a summerhouse, 4.8 metres x 3.4 metres, 2.7 metres to eaves and 3.8 metres to ridge that is located adjacent to a double garage, and a garden shed, 3 metres x 4.8 metres that is within the south east corner of the garden, to the rear of the garage.

2. Policies

2.1 Department of the Environment

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| PPS.1 | - | Delivering Sustainable Development |
| PPS.7 | - | Sustainable Development in Rural Areas |
| PPG.15 | - | Planning and the Historic Environment |

2.2 Hereford and Worcester County Structure Plan

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| Policy H.16 | - | Ross and Rural Sub-Area |
| Policy H.16A | - | Housing in Rural Areas Development Criteria |
| Policy H.18 | - | Housing in Rural Areas outside the Green Belt |
| Policy H.20 | - | Housing in the Open Countryside |
| Policy CTC.1 | - | Development within Areas of Outstanding Natural Beauty |
| Policy CTC.7 | - | Development and Features of Historic and Architectural Importance |
| Policy CTC.9 | - | Development Criteria |

2.3 South Herefordshire District Local Plan

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| Policy GD.1 | - | General Development Criteria |
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| Policy C.5 | - | Development in Areas of Outstanding Natural Beauty |
| Policy C.20 | - | Protection of Historic Heritage |
| Policy C.23 | - | New Development affecting Conservation Areas |
| Policy SH.23 | - | Extensions to Dwellings |

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

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| Policy S.2 | - | Development Requirements |
| Policy S.7 | - | Natural and Historic Interest |
| Policy DR.1 | - | Design |
| Policy H.18 | - | Alterations and Extensions |
| Policy LA.1 | - | Areas of Outstanding Natural Beauty |

3. Planning History

- 3.1 DCSE2006/0307/F Single storey extension - Approved 03.03.06

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Traffic Manager - no objection.
4.3 Conservation Manager - no objection.

5. Representations

- 5.1 Peterstow Parish Council there are no objections to this retrospective application. However, the PC is aware that some neighbouring owners are concerned that the proposed summerhouse has been built very close to the existing garage. Accordingly, the PC would like it made clear to the applicant that there should be no attempt in the future to consolidate this structure with the garage to form some sort of dwelling or for a use other than a summerhouse.

- 5.2 Letters of objection from J. Barnett, Fernbank, Peterstow, Ross-on-Wye, and L.H. Nock, Rodandal, Peterstow, Ross-on-Wye. The main points raised are:

1. Rowan Cottage has already a large extension granted, application number DCSE2006/0307/F;
2. This is a step too far and vastly over develops the property;
3. We strongly object to these ancillary buildings which were put up against all planning requirements and without consultation with neighbours;
4. As the owner of Rowan Cottage is a property developer we are concerned as to why he has put the summer house so close to the double garage and also given its very deep footings and also connections for water and drainage;
5. Our concern is will he apply to join the two together to form a dwelling or for commercial use if this application is granted.
6. How can you call this a summer house when the access doors do not face the garden;

- 7. Why is it so high, and why does it need drainage and water supply facilities inside i.e. for possible toilet;
- 8. The buildings are too large and over develop the property and visually impacts on this conservation area and Area of Outstanding Natural Beauty;
- 9. The buildings have been crowded near our hedge next to the existing garage producing a cluttered effect; and
- 10. The aspect from our property is very disconcerting yielding an untidy allotment effect obscuring our skyline and open countryside view.

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. Officer’s Appraisal

- 6.1 Rowan cottage is located in a conservation area, and within an Area of Outstanding Beauty. This being so planning permission is required for the garden shed and summerhouse as they exceed 10 cubic metres.
- 6.2 Within conservation areas special attention must be given to the desirability of preserving or enhancing the character or appearance of the area. In this case the shed has been tucked into the southeast corner of the garden and the summerhouse is alongside the double garage. In terms of the impact these buildings have on the conservation area the Conservation Manager comments that Rowan Cottage is well concealed from public view and makes no positive contribution to the character or appearance of the Peterstow Conservation Area, and these additions have no material effect on this contribution.
- 6.3 Also, it is considered the shed and summerhouse are in a position that does not cause harm to the amenity of neighbour with regard to privacy and overshadowing.

RECOMMENDATION

That planning permission be granted

Informative(s):

- 1. N19 - Avoidance of doubt**
- 2. N15 - Reason(s) for the Grant of Planning Permission**

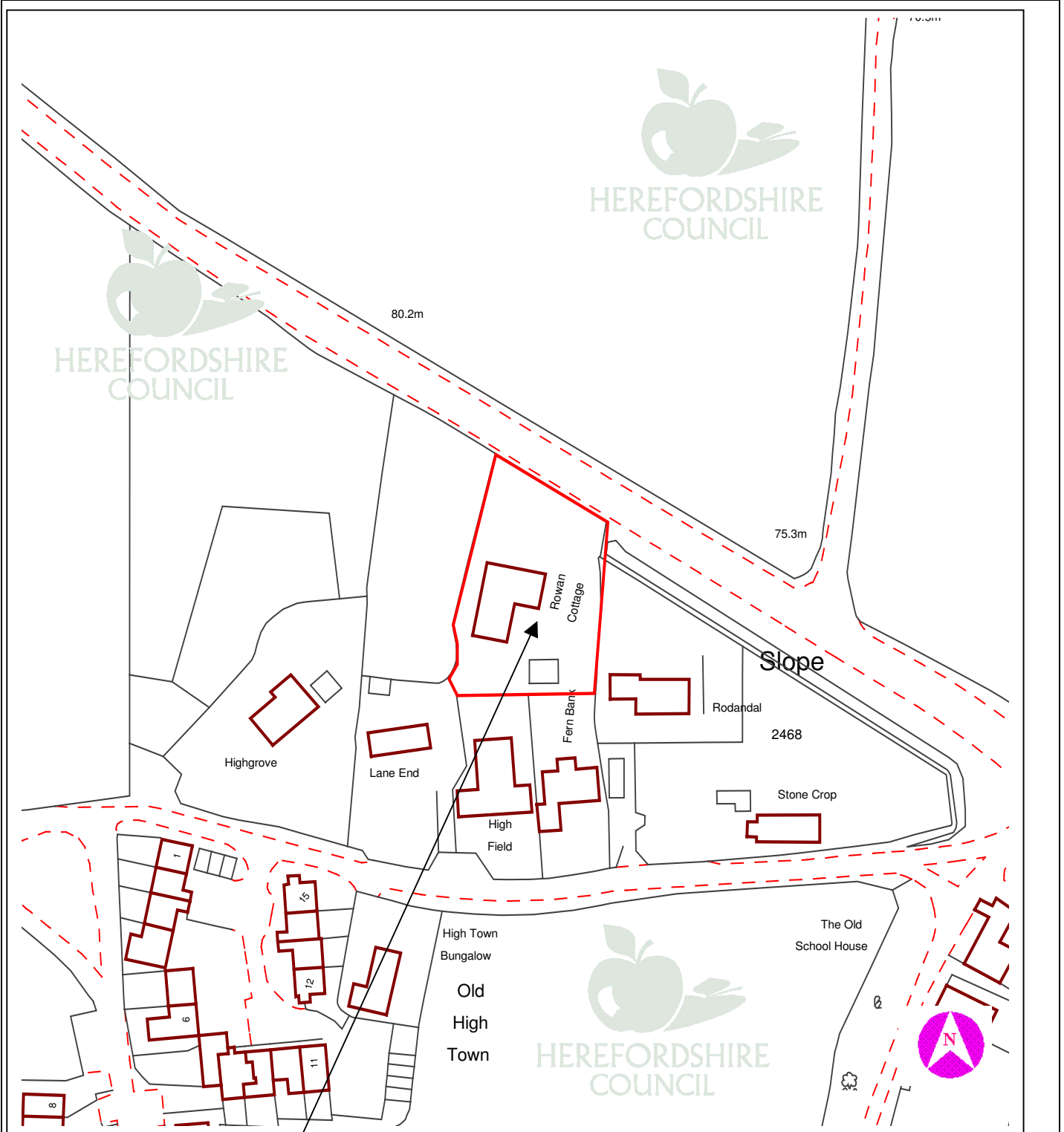
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/2745/F

SCALE : 1 : 1250

SITE ADDRESS : Rowan Cottage, Peterstow, Ross-on-Wye, Herefordshire, HR9 6LF

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