

JULIA SIBLEY Architectural Services
Brendon Gate, Home Farm Lane, Ellwood, Coleford, Glos, GL16 7ND Tel: 01594 832794
juliasibley92@gmail.com

CHANGE OF USE AT EXISTING ANNEXE OUTBUILDING (COACH HOUSE)
TO PROPOSED AIRBNB / HOLIDAY LET at
2 RYEFIELD VILLAS, GLOUCESTER ROAD, ROSS ON WYE, HFDS, HR9 5LR



Ref : 343 - 05
PLANNING STATEMENTS

INDEX

DESIGN and ACCESS STATEMENT

1.0	Existing Building	Page 2
2.0	Proposed Use	Page 2
3.0	Pre-app response	Page 2
4.0	Cycle store	Page 3
5.0	Landscaping	Page 3
6.0	Foul drainage	Page 4

HERITAGE STATEMENT

7.0	Location and Building History	Page 4
8.0	Impact on surrounding area	Page 4

PHOTOGRAPHIC LOG

9.0	Existing photographs	Pages 5 - 8
-----	----------------------	-------------

DESIGN and ACCESS

1.0 EXISTING BUILDING

1.1 The Coach House is a detached self-contained 2 storey annexe outbuilding located within the rear garden of no. 2 Ryefield Villas.

1.2 The ground floor accommodates a living / dining / kitchenette area.

1.3 A double bedroom and en-suite shower room is located on the first floor.

1.4 Pedestrian access is available through the main house (2 Ryefield Villas, Gloucester Road) and the rear access lane, which is accessible via Ryefield Road.

1.5 The Coach House is currently used as annexe accommodation associated with the main residence at no. 2 Ryefield Villas.

2.0 PROPOSED USE

2.1 It is proposed to use the Coach House for future 1-2 person Airbnb / holiday let short term lettings.

2.2 The coach house annexe building will also continue to be used as additional accommodation for private guests and family members.

2.3 The living accommodation and pedestrian access arrangements will remain as existing. There is additional available car parking close by; namely Ryefield Road and Gloucester Road.

2.4 The owners would enforce strict noise restrictions to avoid adverse impact on neighbouring properties. Appropriate planning conditions restricting noise disturbance at unsociable hours will be welcomed by the applicants.

3.0 PRE APP RESPONSE

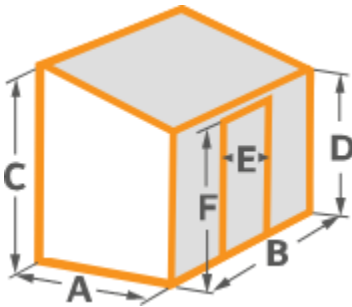
3.1 Herefordshire Council Pre-app Advice ref 231526 / CE dated 21st June 2023 by Mr J. Evans.

“Policy E4 of the Herefordshire Local Plan- Core Strategy states that Herefordshire will be promoted as a destination for quality leisure visits and sustainable tourism by utilising, conserving and enhancing the county’s unique environmental and heritage assets and by recognising the intrinsic character and beauty of the countryside. The development of sustainable tourism opportunities, capitalising on assets such as the county’s landscape, rivers, other waterways and attractive rural settlements, where there is no detrimental impact on the county’s varied natural and heritage assets or on the overall character and quality of the environment. Retaining and enhancing existing, and encouraging new, accommodation throughout the county, which will help to diversify the tourist provision, extends the tourist season and increase the number of visitors staying overnight will be supported”

4.0 CYCLE STORE

4.1 A secure cycle shed will be located where shown on the drawings as the below details. Photographs 9.4 & 9.5 (page 6) show the location of the new store.

Power 6 x 2 feet Pent Wooden Bike Shed
Quick code: P173401
Greenhousestores.co.uk



A: 624mm B: 1902mm C: 1643mm D: 1573mm E: 1496mm F: 1306mm

5.0 LANDSCAPING

5.1 Landscaping will remain as existing. A small courtyard area to the south elevation is screened from the main dwelling with garden trellis and established planting. Refer to photographs 9.1, 9.2 and 9.3 in the photographic log pages 5 – 8.

6.0 FOUL DRAINAGE PROVISION

6.1 Foul drainage is connected to the existing mains sewer in Gloucester Road as shown on the site plan.

6.2 Although this application is for a change of use, the annexe is already in regular use by family members and guests. Therefore, there will be no significant additional sewerage load into the existing system.

HERITAGE STATEMENT

7.0 LOCATION & BUILDING HISTORY

7.1 Ryefield Villas is located within the Ross on Wye Conservation Area and Wye Valley Area of Outstanding Natural Beauty.

7.2 The coach house was built in approximately 1870 at the time that 1 & 2 Ryefield Villas were built and provided these properties with shelter for a small carriage, together with stabling for a horse. In disuse during the 20th century, following the grant of planning consent, it was restored in 2000.

8.0 IMPACT WITHIN CONSERVATION AREA

8.1 Apart from the provision of a simple wooden cycle shed (see previous page 3), no further external amendments are proposed and as such the proposal would have no adverse impact upon the immediate area.

8.2 The continued presence of the building is considered to make a positive contribution to the site (pre-app response ref 231526 / CE page 2 paragraph 4).

9.0 PHOTOGRAPHIC LOG

EXISTING PHOTOGRAPHS August 2023



Fig 9.1: South elevation facing; view from rear of 2 Ryefield Villas



Fig 9.2: South elevation showing small courtyard area



Fig 9.3: East gable elevation



Fig 9.4 Site of proposed cycle store next to existing shed



Fig 9.5 Existing shed opposite Coach House

Ground floor living area



Fig 9.6



Fig 9.7

First floor bedroom and shower room



Fig 9.8



Fig 9.9



Fig 9.10

