

DELEGATED DECISION REPORT

APPLICATION NUMBER S120286/FH

2 Sandiway Villas, Sandiway Lane, Whitchurch, Ross on Wye, Herefordshire, HR9 6DN

CASE OFFICER: Mr Austin Donaghey
DATE OF SITE VISIT: 15/02/12

Relevant Development Plan Policies: Herefordshire Unitary Development Plan: S1, DR1, H18, LA1, LA2

Relevant Site History: S/102617/FH – Proposed two storey extension (Approved)

SE2005/3558/F – Proposed double garage (Approved)

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	✓		✓		
Transportation					
Historic Buildings Officer					
Ecologist/Landscape Officer	✓				✓
Environmental Health					
Environment Agency					
Forward Planning					
PROW					
Neighbour letter/ Site Notice	✓	✓			
Other					
Local Member	✓		✓		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

2 Sandyway Villas is a two storey semi detached dwelling and located within Open Countryside. The site and surrounding area are within the Wye Valley Area of Outstanding Natural Beauty. The dwelling occupies an elevated position in relation to the lane. Levels rise within the site from the northwest up to the southeast. The property is bounded to the north and south by residential dwellings and to the east by a residential garden. To the west the site is bounded by Sandyway Lane with a garage benefiting from a recent permission to the south west of the property.

The application proposes a store/workshop extension to side of existing garage.

Representations:

Landscape officer – Object – The proposed development would increase the landscape harm and could not be mitigated, therefore it is contrary to UDP Policy LA2

Pre-application discussion:

None identified

Constraints:

Open Countryside

Area of Outstanding Natural Beauty

Appraisal:

The application proposes a store/workshop extension to side of existing garage. The extension will be located on the western elevation of the existing garage and measure 6.70m in length, 6m in width and 6.2m to ridge height. The extension will be constructed from rendered brick and fibre cement tiles to match the existing garage. The garage will comprise a door on its northern elevation with an internal opening also proposed.

The main issues in the determination of the application are the impact of the proposal upon the existing character and appearance of the area and its surroundings and the impact on neighbouring amenity. The proposal is to be constructed on the west elevation of the existing garage to extend the building 6.7m in length to 12.7m. The proposed increase in mass and scale has led to the Landscape Officer to raise objection to the proposal who states that the proposal is "not in keeping with the landscape character of the wider setting of a sloping agricultural site". The officer also raises concern to the proposed extension which can be easily seen from public vantage points when travelling along Sandiway Lane and the C1251. The garage itself appears not to be in residential use at present and has the appearance of a workshop. The proposal will be located in a prominent location within the Wye valley AONB, with the existing garage highly visible when driving along Sandyway Lane and A40. The proposal will add further mass and scale to the existing building and to this extent it is considered that the proposal will have a detrimental impact upon the character and setting of Wye Valley AONB and fails to comply with policies LA1 & LA2 of Herefordshire Unitary Development Plan

Cllr Jarvis has been contacted and is happy for the application to be dealt with under delegated powers.

RECOMMENDATION: **PERMIT** ☐ **REFUSE** ☒

CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:

(please note any variations to standard conditions)

1. The proposed garage extension by reason of its scale and mass would have a detrimental impact upon the landscape character of the site and surrounding countryside which is within the Wye Valley AONB. Accordingly the local planning authority considers that the proposal would be contrary to policies LA1 and LA2 of the Herefordshire Unitary Development Plan 2007.

Signed: AI Dated: 04/04/12

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT ☐

REFUSE ☒

Signed: KOB Dated: 4/4/12

REASON FOR DELAY (if over 8 weeks)

Negotiations ☒
Consultees ☐
Other ☐
(please specify)