

Design and Access Statement:

**Proposed Retention of Domestic Garage and
Workshop.**

**'Valley View', Mordiford.
Herefordshire. HR1 4LT.**

HEREFORDSHIRE COUNCIL PLANNING SERVICES DEVELOPMENT	
19 MAR 2013	
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March 2013.

1.0 Introduction

1.1 This Design and Access Statement is submitted in accordance with Section 3 of DCLG Circular 01/2006 'Guidance on Changes to the Development Control Systems'.

1.2 This document is submitted in association with a detailed planning application for the retention of a domestic garage and workshop at 'Valley View', Mordiford. HR1 4LT.

2.0 Application Site and Locality.

2.1 The application site comprises a residential property and its garden, 'Valley View'. The subject building stands in the northern corner of this property on the same site as a previous garage building.

2.2 Valley View and its garden is the easternmost property of a string of residential properties that extend along a public highway. In addition, to the south-west is a significant building group most of which is in residential use.

2.3 The site lies within the Wye Valley Area of Outstanding Natural Beauty.

3.0 The Subject Building.

3.1 The subject building measures 7.4 metres wide, 10.4 metres long, 2.2 metres to eaves and 5.1 metres to ridge. The subject building has been designed to accommodate the applicant's commercial van, his private vehicle and a workshop/storage area. The garaging area is open to the front and garden with the remaining walling on the exposed elevations constructed in timber featured edged boarding under an artificial slate pitched roof.

3.2 The subject building lies in the northern corner of this property upon the same site as the previous dilapidated but smaller garage. It lies alongside a little used public footpath that passes through the northern sector of the site and its accompanying hedge/tree line that creates a significant natural backcloth to the building when the building is viewed from eastern public vantage points.

4.0 Area Analysis.

4.1 The site comprises the eastern most property of a string of residential properties that line the public highway. A short distance to the south-west of the application site lies a substantial, visually-exposed building group most of which has been converted to residential properties.

4.2 As a consequence, whilst the surroundings to the site is predominantly rural in nature as part of the Wye Valley Area of Outstanding Natural Beauty, there is a distinct presence of scattered residential properties including outbuildings throughout the locality. The subject building is consistent with this character.

4.3 Due to local topography augmented by mature screening and 'Valley View', the visual envelope of the subject building is limited. From the passing road, the view of the front gable end is fleeting and seen only in context with 'Valley View'. From the east, only the rearmost section of the building can be seen and then with a mature natural backcloth enveloping its profile. From elevated and more distant views from the east, along a section of the Woolhope Road, the subject building is seen in context with the aforementioned natural backcloth and with residential properties, notably 'Valley View'.

5.0 Design Response to the Built Environment.

5.1 The scale of the subject building has been dictated by the applicant's need for a double garage and workshop placed under a single roof. The use of a pitched roof is an appropriate design response to its rural surroundings. A shallower pitched roof would result in the building assuming a 'squat' form.

5.2 The use of timber, feathered-edged boarding and leaving much of the garaging open to the garage reduces the degree of building mass. The appropriate treatment and colouring of the timber walling would ameliorate its visual impact further.

5.3 The applicant chose to site the subject building on the position of the original garage to minimise the loss of garden space and to align the building to the vertical element of the adjoining hedge/tree line.

5.4 The subject building has been designed and positioned to ensure that it is absorbed satisfactorily within the local landscape to the degree that the intrinsic natural beauty of the rural surroundings is not harmed in accordance with national and development plan policy. The subject building enables the applicant to meet his reasonable requirements for ancillary space within a single building to avoid harmful sporadic development throughout this residential property.

6.0 Access to the Development.

6.1 Vehicular access to the application site would be by means of the existing vehicular access to the site.

6.2 In terms of sustainability, the site lies in open countryside which results in a reliance upon the use of the private car. However, the

subject building has not increased this reliance. The subject building accommodates existing vehicles. It does not generate more traffic to the site. Therefore, in terms of access sustainability, the erection of the subject building has had a neutral impact.