

DELEGATED DECISION REPORT

APPLICATION NUMBER

173992

Boscherville, Chapel Lane, Gorsley, Ross-On-Wye, HR9 7SE

CASE OFFICER: Mr David Gosset

DATE OF SITE VISIT:16/11/17.....

Relevant Development Herefordshire Local Plan Core Strategy 2011-2031
Plan Policies: SD1, MT1

National Planning Policy Framework (NPPF)

Linton Parish does not currently have a Neighbourhood Development Plan to hold any weight in planning decisions. .

Relevant Site History: **DS072360/F** – Proposed two storey extension – Approved w/ conditions.
S102527/FH – Erection of outbuilding – Approved w/ conditions.
S103229/FH – Formalisation of application approved under DCSE2007/2218/F.

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X	X			
Neighbour letter/ Site Notice	X	X			
Local Member	X		X		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Boscherville is a detached dwelling located at the South end of Chapel Lane, U70233, located within the settlement of Gorsley. The property is defined by a low stone wall on the southern boundary fronting onto Chapel Lane and a high closed board fencing along the east, which forms the boundary to the access track leading to Greenwood.

Planning permission was granted on 22nd November 2010 for the erection of an outbuilding to serve as a garage and storage space. The current proposal is to convert part of the

outbuilding to ancillary accommodation, maintaining the garage element downstairs. There are no exterior alterations proposed.

Representations:

Councillor Bramer confirmed delegated authority via email on the 7th December 2017.

Pre-application discussion:

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Constraints:

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Appraisal:

Conditions were imposed on application S/102527/FH to maintain the outbuilding as ancillary to the main dwelling and prevent the loss of the garage element or the conversion to habitable accommodation. The reason for this was to ensure adequate off street parking arrangements. The garage element is protected under the current scheme and will not be removed.

Policy SD1 of the HCS states that development should be designed to maintain local distinctiveness, achieved through the incorporation of architectural detailing and the use of appropriate materials. Development should safeguard amenity of existing residents and ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination and therefore scale, height and proportion needs consideration. In this proposal this predominantly refers to the overlooking of neighbours.

As the outbuilding is proposed to remain ancillary to the main dwelling issues of privacy and overlooking are not of concern. Although it is of note that this outbuilding would not be suitable as a separate dwelling to the main residence due to the proximity of the two structures and therefore the potential impact on the residential amenity of any new or existing residents. A condition will be added to ensure the outbuilding remains ancillary to the main residents.

In summary, although the outbuilding would not be suitable as a separate residence it is appropriate to provide ancillary accommodation to the main dwelling. The outbuilding was permitted with the condition that it would not serve as residential accommodation; however this was to protect the parking facility provided by the garage, which remains unchanged. It does not contravene policy and is therefore my recommendation to permit development.

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

CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:
(please note any variations to standard conditions)

CO1
C07 – BCL.17.02
C59 - garage
C64 – ancillary accommodation, dwelling known as Boscherville
C79 – building, dwelling known as Boscherville

Informatives

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Signed: Dated: ...08/12/17.....

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT ☒

REFUSE ☐



Signed: Dated: 8 December 2017