

11 DCSE2006/2896/F - CHANGE OF USE OF EXISTING STUDIO/WORKSHOP TO HOLIDAY LET, BRACKEN HILL, WELSH NEWTON COMMON, MONMOUTH, HEREFORDSHIRE, NP25 5RT.**For: Mr. D. Fryer per Mr. B.S. Hapgood, 96 Monnow Street, Monmouth, NP25 3EQ.****Date Received: 6th September, 2006****Ward: Llangarron****Grid Ref: 50975, 17376****Expiry Date: 1st November, 2006**

Local Member: Councillor J.A. Hyde

1. Site Description and Proposal

1.1 Bracken Hill is a detached house set in extensive grounds at Welsh Newton Common. To the south of the house there is a single-storey 'U' shaped building which has been used for the past 10 years as a small craft workshop. The building is of blockwork construction, rendered and painted externally with a concrete tile roof. It is now proposed to convert the building into a holiday let.

1.2 The building was originally constructed as stables but the conversion scheme to craft studio included blocking-up the stable doors and insertion of windows. The proposals require therefore very few external changes. Internally a two-bedroom unit would be formed. A small area to the south-east of the building has been landscaped and this would be retained as an amenity space for the holiday let. Vehicular access would be off the existing access to Bracken Hill. An adjoining storage building, used for storing machinery, but also incidental to the residential use, would be reduced in length by about a half. As submitted the proposal included an access across the adjoining field via a stoned track, which would involve crossing a narrow section of common land, and a more extensive amenity area. The proposals have been amended by the deletion of that access and drive from the scheme (the existing access to Bracken Hill will be used) and by a reduction in the site area.

2. Policies**2.1 Planning Policy Statement**

PPS.7 - Sustainable Development in Rural Areas

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy HBA.12 - Re-use of Rural Buildings
Policy RST.1 - Criteria for Recreation, Sport and Tourism Development
Policy RST.12 - Visitor Accommodation
Policy S.1 - Sustainable Development
Policy LA.2 - Landscape Character and Areas Least Resilient to Change

2.3 Hereford and Worcester County Structure Plan

- Policy CTC.2 - Development in Areas of Great Landscape Value
- Policy TSM.1 - Criteria for Tourism Related Development
- Policy TSM.5 - Encouraging the Development of Tourist Accommodation

2.4 South Herefordshire District Local Plan

- Policy C.8 - Development within Area of Great Landscape Value
- Policy C.36 - Re-use and Adaptation of Rural Buildings
- Policy TM.1 - General Tourism Provision
- Policy TM.5 - Proposals for Small Guesthouses, Bed and Breakfast and Self-Catering Accommodation
- Policy GD.1 - General Development Criteria

3. Planning History

- 3.1 SH961153PF Lean-to agricultural building - Approved 19.11.96
- SH971278PF Change of use of stable block to craft studio - Approved 03.12.97
- DCSE2006/1397/F Change of use to residential dwelling unit - Refused 03.07.06

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Traffic Manager has no objection to the grant of permission.
- 4.3 Conservation Manager notes that the only external alterations involve the insertion of two new casement windows in the south-west elevation. These are not likely to have any demonstrable wider impact. No objection to the grant of permission.
- 4.4 Property Services Manager advises that:

“The proposal itself will, in our opinion, have no impact on the Common, however the access is changing from commercial to domestic access and may cause problems in the future, however it would appear from the plans that I have that there is already a long-standing domestic access to the property as a whole rather than just to the proposed development, in which case that would extend to the barns as well.”

5. Representations

- 5.1 The applicant's agent's design and access statement includes the following:

1. The existing building is a redundant studio/workshop, specialising in top end bone china porcelain figurines. The bone china trade is no longer viable due to cheaper Far Eastern imports.
2. The existing building layout, fittings and appearance will readily allow change of use without significant building works being carried out. It is proposed to remove part of the adjacent redundant steel framed store building, in order to improve both appearance of the site and improve building access.
3. A continued commercial viable use of the building will ensure that the building will be maintained and not fall into a state of disrepair and ultimately become an eyesore.
4. The application site area has been reduced from that of the previous application in order to fall within existing building curtilage and hence avoid change of use of agricultural land.
5. Trafficking to proposed holiday let would be expected to be reduced from that previously experienced as studio use.
6. Proposed re-use of the building will be in compliance with Hereford and Worcester County Structure Plan and Policy HBA.12 of Herefordshire Unitary Development Plan. Re-use of the building is also in compliance with National Planning Policy Statements.

5.2 Parish Council supports this application.

5.3 Two letters have been received objecting to the proposal. They refer to the proposal as originally submitted. Any further representation received in response to the changes to the proposal will be reported at the Committee meeting.

1. object to proposed change of use:

application building is about 2m from boundary with Laurel Cottage and 23m in front of this house which is much closer than any other dwelling (nearest about 55-65m away) - this could not but infringe privacy

2. very little noise used as studio and (it is implied) use as holiday let would be noisier, which would harm bed and breakfast business at Laurel Cottage

3. built about 1990 as stables and not a traditional building, so see no value in it being 'maintained and not being allowed to fall into a state of disrepair'

4. stated in application that last use was January 2005 but it is known that still used for manufacture of porcelain figurines

5. why is new septic tank needed?

6. if permitted, must be ensured that not a stepping stone to domestic dwelling - covenant limits these premises to 'one dwelling place and outbuildings'

7. object to proposed access (i.e. as originally proposed) on grounds of harm to amenity and reduce value of Laurel Cottage, would require a new track (already carried out), would be totally inappropriate as the Common is deeply rutted and no one has given consent for its use

8. object to gradual change of use of field - already accessed off the Common track, a new track dug across it for access and trees planted - effectively a change of use, an encroachment of the countryside. One letter states that no objection if the access to Bracken Hill is used.

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 Government guidance and the Council's adopted and emerging policies encourage the re-use of rural buildings for purposes that benefit the local economy. Such purposes can include self-catering holiday accommodation. Thus Unitary Development Plan Policy RST.12 states that 'outside of identified settlements the provision of permanent serviced or self-catering accommodation for visitors will only be permitted if it consists of the re-use and adaptation of a rural building'. This is subject to a number of criteria including that buildings should be in keeping with their surroundings and capable of conversion without substantial alteration, and that proposals should not have a detrimental impact upon the countryside. In this case the building is not traditional in style but is small and in this location is associated with the domestic curtilage of Bracken Hill. It does not therefore appear out of place. The revised scheme limits the intrusion into the countryside with only a limited curtilage to the south-west, which in part has already been landscaped as a private garden, and with access via the existing drive serving Bracken Hill. The harm to the countryside would not therefore be significant.
- 6.2 The concerns of objectors regarding access over Common land and the disputed status of the track across the adjoining field have been met by the applicant's revisions to the proposal. Planning conditions can be imposed to ensure that the building remains as holiday accommodation. The remaining issue is therefore the effect on the amenities of occupiers of the adjoining house, Laurel Cottage. There are three windows in the north-east elevation facing towards Laurel Cottage. As the application building is single-storey, privacy in the garden of that house could be ensured by a tall hedge or fence. The house itself is about 35m away which is sufficient distance to ensure that there would be no undue loss of privacy or excessive noise and disturbance.

RECOMMENDATION

That subject to no further objections raising additional material planning considerations by the end of the consultation period, the officers named in the Scheme of Delegation to Officers be authorised to approved the application subject to the following conditions and any further conditions considered necessary by officers:

1. A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. E31 (Use as holiday accommodation)

Reason: The local planning authority are not prepared to allow the introduction of a separate unit of residential accommodation.

3. RB1 (No Permitted Development)

Reason: To ensure the character of the original conversion scheme is maintained.

4. G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

5. G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

6. G01 (Details of boundary treatments)

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

7. H14 (Turning and parking: change of use - domestic)

Reason: To minimise the likelihood of indiscriminate parking in the interests of highway safety.

Informative(s):

1. N19 - Avoidance of doubt

2. N15 - Reason(s) for the Grant of Planning Permission

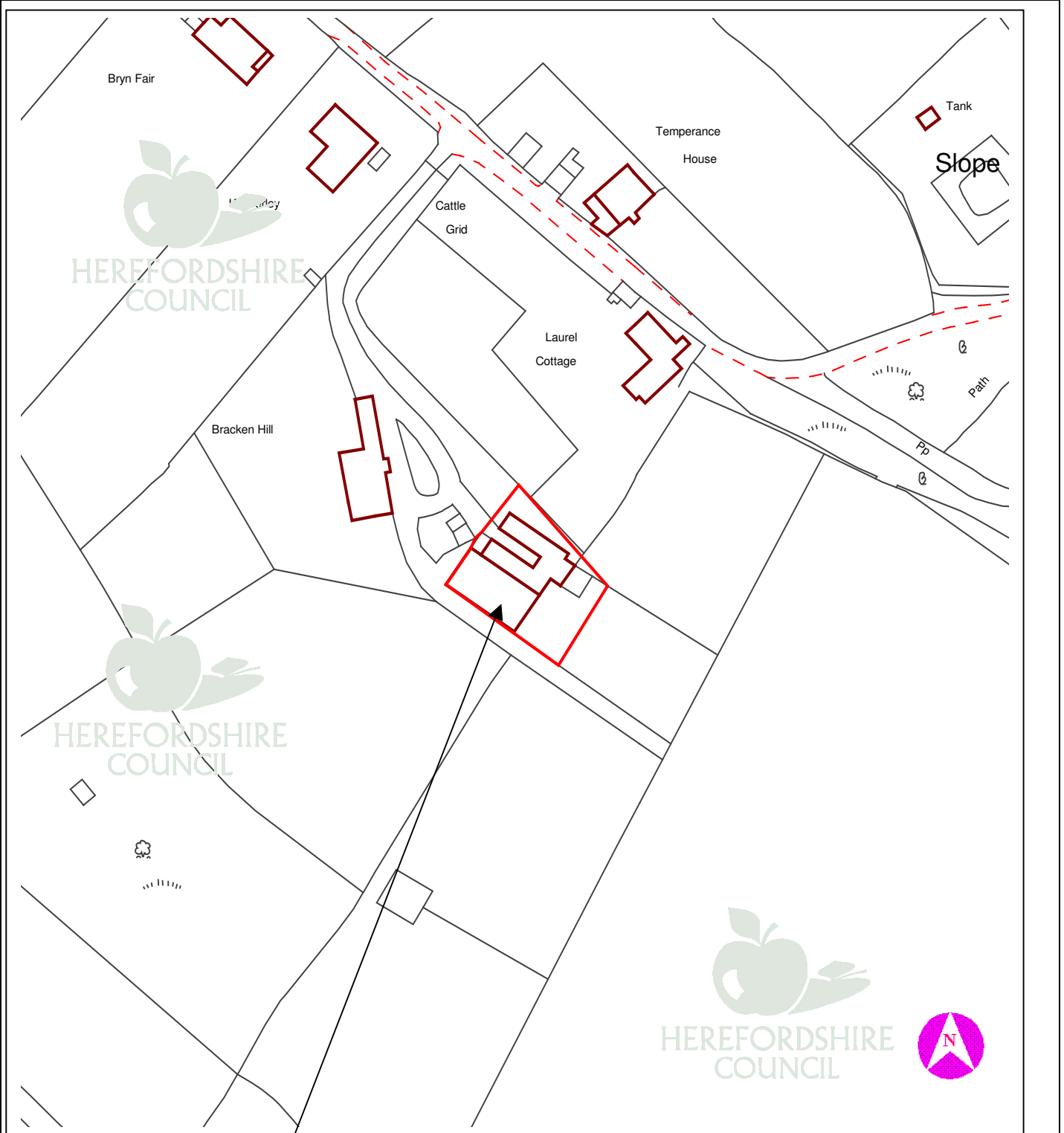
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/2896/F

SCALE : 1 : 1250

SITE ADDRESS : Bracken Hill, Welsh Newton Common, Monmouth, Herefordshire, NP25 5RT

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