

11 DCSE2006/3956/F - CONVERSION OF REDUNDANT BARNs INTO TWO RESIDENTIAL UNITS. BARNs AT LIMEGROVE, PENGETHLEY, HEREFORDSHIRE, HR9 6LL.

For: Mr. M. Coleman per Mr. A. Clive, 8A High Street, Ledbury, Herefordshire, HR8 1DS.

Date Received: 18th December, 2006 Ward: Llangarron Grid Ref: 54462, 25635

Expiry Date: 12th February, 2007

Local Member: Councillor Mrs. J.A. Hyde

1. Site Description and Proposal

1.1 The site is located within the open countryside, an Area of Outstanding Natural Beauty and Area of Great Landscape Value. It is accessed from a private drive off the A49. The drive provides access to a number of other properties including 2 modern bungalows and a recently completed set of barn conversions. The site comprises a set of sandstone under slate roof, partially replaced with corrugated sheeting, barns. The site is surrounded by agricultural land.

1.2 The proposal seeks to convert the barns to provide two 5-bedroom dwellings. An existing concrete block work building which fronts the private drive will be demolished. In addition, two open fronted pole barns will be demolished and replaced with new to provide parking.

2. Policies

2.1 Planning Policy Statements

PPS.1	-	Delivering Sustainable Development
PPS.7	-	Sustainable Development in Rural Areas

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S.1	-	Sustainable Development
Policy S.7	-	Natural and Historic Heritage
Policy DR.1	-	Design
Policy DR.3	-	Movement
Policy LA.1	-	Areas of Outstanding Natural Beauty
Policy H.7	-	Housing in the Countryside Outside Settlements
Policy HBA.12	-	Re-use of Rural Buildings
Policy HBA.13	-	Re-use of Rural Buildings for Residential Purposes
Policy NC.1	-	Biodiversity and Development
Policy NC.5	-	European and Nationally Protected Species
Policy NC.8	-	Habitat Creation, Restoration and Enhancement

2.3 Hereford and Worcester County Structure Plan

Policy CTC.1	-	Development in Areas of Outstanding Natural Beauty
Policy CTC.2	-	Development within Areas of Great Landscape Value
Policy CTC.9	-	Development Criteria
Policy CTC.13	-	Buildings of Special Architectural or Historic Interest
Policy CTC.14	-	Criteria for the Conversion of Buildings in Rural Areas

2.4 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy C.1	-	Development within Open Countryside
Policy C.5	-	Development within Areas of Outstanding Natural Beauty
Policy C.8	-	Development within Areas of Great Landscape Value
Policy C.36	-	Reuse and Adaptation of Rural Buildings
Policy C.37	-	Conversion of Rural Buildings to Residential Use
Policy SH.24	-	Conversion of Rural Buildings
Policy T.1A	-	Environmental Sustainability and Transport

3. Planning History

- 3.1 SH911024PF Conversion to form one house - Permitted 11.09.1991

4. Consultation Summary

Statutory Consultations

- 4.1 The Highways Agency have not responded.

Internal Council Advice

- 4.2 The Traffic Manager has no objection to the grant of planning permission.
- 4.3 The Conservation Manager has no objection to the grant of planning permission subject to conditions.

5. Representations

- 5.1 The applicant has submitted a design and access statement, ecological survey and structural survey in support of the application. The design and access statement states:

Importance has been placed on the desire to retain as much as possible the qualities of the existing barns. Both the stone walled and corrugated metal clad single storey buildings have been retained for the scheme. Locating bedrooms in the single storey buildings, allows the main spaces of the two storey buildings to be much more open plan on the ground floor, with considerable areas open to the rafters. Utilising the single storey buildings also allows the orientation of the units and their external layouts to work better, with separate accesses to the properties.

- 5.2 Sellack Parish Council have not replied.

5.3 1 letter of objection has been received from R. Partridge, Pastourelle, Upper Pengethly Farm, Ross-on-Wye, HR9 6LL objecting to the development on the following grounds:

- 1) I assume that the proposed access to the barn from the A49 is along the lane to Upper Pengethley. This lane is private property, part of Upper Pengethley Farm owned by J.M. Partridge and R.M. Partridge and Wives. As a right of way it is only a footpath and bridleway. Permission is required for any other use. An agreement was made in 1951 between the then farm owner and barn owner allowing access to the barn for 'agricultural purposes only'. No request has been made by the present barn owner for a change of use, public access or any agreement on lane maintenance. For these reasons I shall oppose the application.
- 2) My wife and I live at Pastourelle, just 70 metres from the barn and within sight and sound. We consider the creation of two residential units would seriously erode the lifestyle we have built over many decades and could lower the value of our own property. We therefore object to the development.

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 The key issues in the determination of the application are:-

- Principle of development within open countryside
- Buildings capable of proposed conversion
- Habitat protection
- Impact upon landscape
- Impact on amenity of neighbouring dwellings

6.2 The stone barns lie within open countryside. The Council Supplementary Planning Guidance 'Re-use and adaptation of rural buildings' outlines that conversions of outbuildings for an alternative use should undertake a market testing exercise to ensure that all options are exhausted before considering the conversion of the building for residential purposes. Following an examination of the planning history of the site it would appear that no marketing was undertaken in connection with the conversion of the neighbouring barns. In addition, it was considered that a commercial use might cause nuisance to the neighbouring dwellings, 'Pastourelle' and 'Lime Grove'. Therefore, the principle of development within open countryside to residential purposes is considered acceptable, provided that the barns are capable of conversion and satisfies policies HBA12 and HBA13 of the Herefordshire Unitary Development Plan (Revised Deposit Draft) and policies C36 and C37 of the South Herefordshire District Local Plan.

6.3 Policies HBA12 and HBA13 of the Herefordshire Unitary Development Plan (Revised Deposit Draft) and policies C36 and C37 of the South Herefordshire District Local Plan ensures that proposals for residential use are structurally sound, capable of conversion, suitable for new use without extensive reconstruction and without the need for new extensions.

- 6.4 All of the barns proposed for conversion are considered to be structurally sound and thus capable of conversion for the proposed use. All existing openings are utilised to provide light and glazed openings to the wagonways. One new door opening is proposed to the south elevation of unit one to link the two storey and single storey elements of the building. The proposal includes the provision of two new open fronted carports to replace existing open fronted buildings. Whilst this is not strictly in accordance with the Council Supplementary Planning Guidance and relevant development plan policies it will prevent sporadic applications for garaging at a later date.
- 6.5 Provided that the building is capable of conversion, further measures to protect habitats are also a material consideration for the reuse of rural buildings. As such applications should submit an ecological survey to ensure that protective measures are undertaken should evidence of habitats be present within rural buildings.
- 6.6 The Council's Ecologist has no objection to the proposed conversion having considered the ecological report. There is evidence of nesting birds roosting within the barn and therefore recommends that proposals outlined within the report regarding mitigation, habitat enhancement and monitoring is followed whilst the conversion works of the barn is undertaken.
- 6.7 The farm holding lies in the Wye Valley Area of Outstanding Natural Beauty and within the Area of Great Landscape Value. It is considered that the conversion of the stone barns, which retains the existing fabric and qualities, would not adversely affect the landscape qualities within which it sits.
- 6.8 The occupiers of 'Pastourelle' have raised concern regarding erosion of the lifestyle that they have established and devaluation of their property. The barn is located some 56 metres to the east of 'Pastorelle'. There are no openings in the gable end closest to 'Pastorelle' and therefore no issues of overlooking. There is also sufficient distance between the buildings for there to be no overbearing. It is also considered that there is also adequate landscaping that screens the buildings from each other.
- 6.9 The letter also raises concern about the right of access across the private drive to the barn. This is not a material planning consideration but a civil matter that would need to be resolved between the parties involved, independently of the planning system.
- 6.10 In assessing the overall scheme of the barn conversions to residential purposes the application satisfies the relevant planning policies and Supplementary Planning Guidance requirements and conditional planning permission is recommended subject to the expiry of the statutory consultation period.

RECOMMENDATION

That subject to the expiry of the statutory consultation period, the officers named in the Scheme of Delegation to officers be authorised to issue planning permission subject to the following conditions and any additional 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 C02 (Approval of details)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

3 C10 (Details of rooflights)

Reason: To ensure the rooflights do not break the plane of the roof slope in the interests of safeguarding the character and appearance of this building of [special] architectural or historical interest.

4 C11 (Specification of guttering and downpipes)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

5 C12 (Repairs to match existing)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

6 C13 (Repairs in situ)

Reason: In order to preserve the integrity of the structure of the buildings, the conservation of which constitutes the reason for allowing the development where a new building would be contrary to policy.

7 Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order, with or without modification), no fences, gates, walls, garages, buildings, extensions, doors, windows, rooflights or dormer windows shall be erected or constructed other than those expressly authorised by this permission.

Reason: In order to protect the residential amenity of adjacent property.

8 G01 (Details of boundary treatments)

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

9 G04 (Landscaping scheme (general))

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

10 G05 (Implementation of landscaping scheme (general))

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

11 E09 (No conversion of garage to habitable accommodation)

Reason: To ensure adequate off street parking arrangements remain available at all times.

- 12 No works or development shall take place until detailed plans and specifications for creation and implementation of bat roosting and bird nesting opportunities has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To conserve and enhance protected species and their habitats and to adhere to the Wildlife and Countryside Act 1981.

- 1 N19 - Avoidance of doubt

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

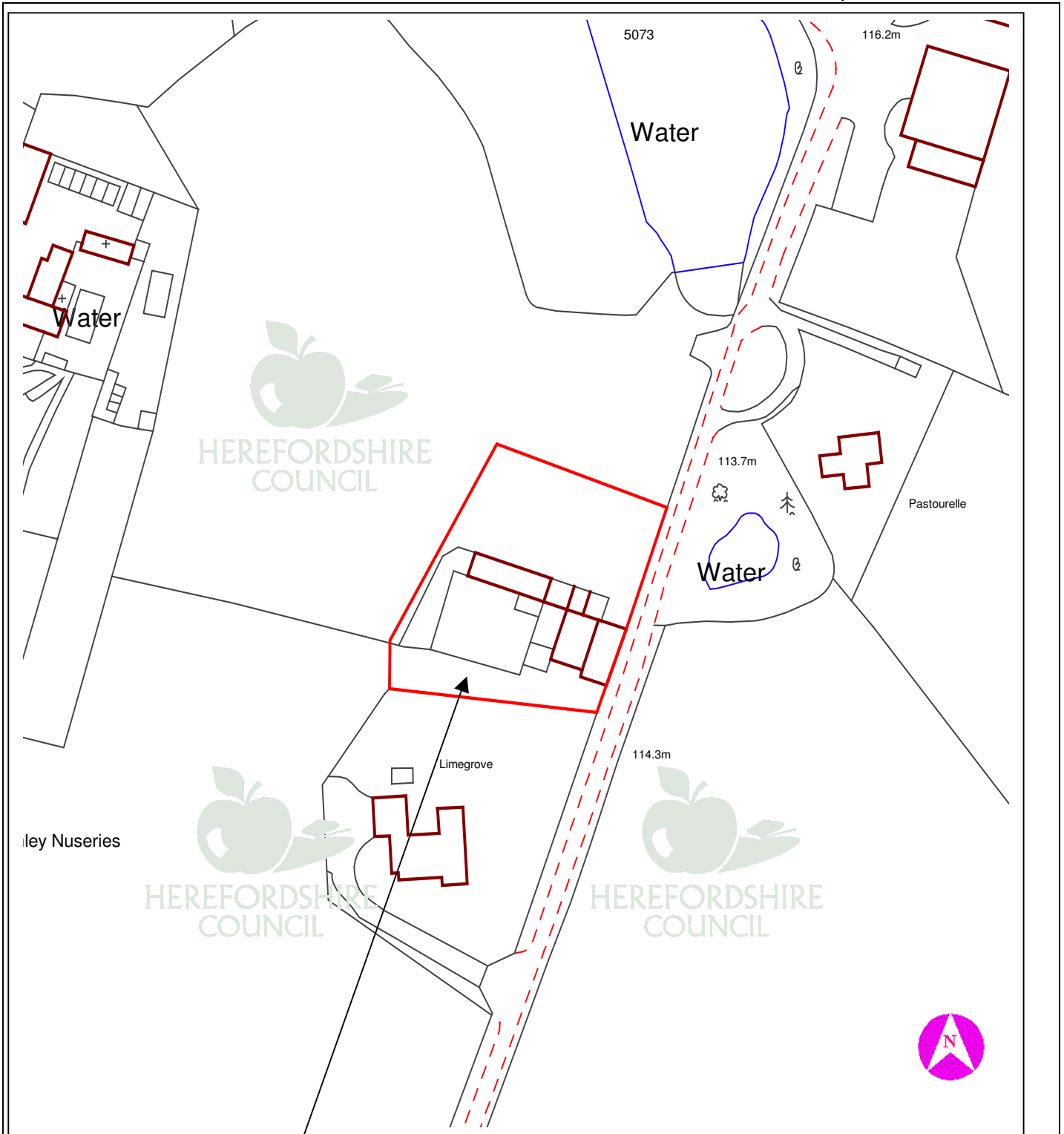
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: DCSE2006/3956/F

SCALE : 1 : 1250

SITE ADDRESS : Barns at Limegrove, Pengethley, Herefordshire, HR9 6LL

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005