

**5 SW2003/0761/F - GROUND FLOOR EXTENSION,  
VARIOUS ALTERATIONS, SHARK HOUSE BARN,  
CLEHONGER, HEREFORD, HR2 9TE****For: Mr & Mrs Flemming per Mr C Goldsworthy,  
85 St Owens Street, Hereford, HR1 2JW****Date Received: 10th March 2003    Ward: Stoney Street    Grid Ref: 4457 3746****Expiry Date: 5th May 2003**

Local Member:    Councillor D. C. Taylor

**1. Site Description and Proposal**

- 1.1 Shark House Barn is on the northern side of the B4349 road. It is between Shark House the former farmhouse immediately to the east and Twenty Acres, a smallholding just to the west. This side of the Class II road (B4349) is outside the defined settlement for Clehonger, the north-western boundary of which is on the opposite side of the B road.
- 1.2 The converted barn is an approximate 'L' shape, comprises red facing brick and horizontal boards above a stone plinth, under a slate roof.
- 1.3 It is proposed to extend out on the north-western side of the building, with the erection of a single-storey structure, boarded and slate roofed to match the main building. It is 4.3 metres wide, projects 6.6 metres out from the existing building and is 5.1 metres to the ridge. It is also proposed to introduce French windows onto the north-western elevation, together with two rooflights in the south-east elevation of the main barn, i.e. fronting onto the B4349 road.

**2. Policies****2.1 Planning Policy Guidance**

PPG.7                    -            The Countryside: Environmental Quality and Economic and Social Development

**2.2 Hereford and Worcester County Structure Plan**

Policy CTC.9        -            Development Criteria  
Policy CTC.13      -            Buildings of Special Architectural or Historical Interest  
Policy CTC.14      -            Criteria for the Conversion of Buildings in Rural Areas

**2.3 South Herefordshire District Local Plan**

Policy C.36         -            Re-use and Adaptation of Rural Buildings  
Policy C.37         -            Conversion of Rural Buildings to Rural Use  
Policy GD.1         -            General Development Criteria

### 3. Planning History

- 3.1 SH950537PF Conversion of existing barn to dwelling - Approved 21.06.95 with altered access

### 4. Consultation Summary

- 4.1 None applicable.

### 5. Representations

- 5.1 The applicant makes the following main points:

- 2 bedrooms on first floor used by our children. Our bedroom is on the ground floor, it is of an awkward size and is the smallest
- both my husband and I have parents who would like to stay, and use the downstairs bedroom, due to knee/hip problems
- possibility of one of our parents will need to stay with us in the future
- husband needs to work from home
- want to stay in area. Son at Kingstone, daughter is at Madley Primary School, where I also work part-time
- extension in keeping with property and not visible to other houses around

- 5.2 Clehonger Parish Council has no objections.

- 5.3 Allensmore Parish Council has no objections.

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. Officers Appraisal

- 6.1 The main issue is the principle of extending buildings that were usually traditional farm buildings and then converted into dwelling houses. The building had to be capable of conversion without the need for further extension. The permitted development rights are removed in order that alterations and additions are not possible to buildings that fall into the category of conversions of buildings worthy of preservation. The dwelling falls into this category
- 6.2 Therefore, the principle of extending the existing dwelling is contrary to established planning policies set out in the development plan and Supplementary Planning Guidance issued by the Council, notwithstanding the personal circumstances cited in support of the application.

**RECOMMENDATION**

**That planning permission be refused for the following reason:**

- 1. The proposed extension would detract from the original character of this traditional rural building and therefore the proposal is contrary to the provisions of Policies C.36, C.37 and GD.1 of the South Herefordshire District Local Plan, together with Supplementary Planning Guidance for the conversion of rural buildings.**

Decision: .....

Notes: .....

.....

**Background Papers**

Internal departmental consultation replies.