

**10 SW2003/0995/F - CONVERSION OF AGRICULTURAL BUILDINGS TO ONE HOUSE WITH RESIDENTIAL ANNEXE AND ERECTION OF ONE HOUSE, GREAT HOUSE FARM, DORSTONE, HEREFORDSHIRE, HR3 6BE**

**11 SW2003/0997/L - LISTED BUILDING APPLICATION IN RESPECT OF THE ABOVE**

**For: Mr R Goodwin per Burton & Co, Lydiatt Place, Brimfield, Ludlow, Shropshire, SY8 4NP**

**Date Received: 28th March 2003 Ward: Golden Valley North Grid Ref: 3157 4150**

**Expiry Date: 23rd May 2003**

Local Member: Councillor N. J. J. Davies

#### **1. Site Description and Proposal**

- 1.1 This site is within the Conservation Area for Dorstone, and within the defined settlement boundary for the village. They comprise curtilage buildings to Great House Farm.
- 1.2 The site is served by two entrances off the C1207 road either side of a Grade II listed barn that it is proposed to convert into one dwelling. This stone and horizontally boarded building is aligned approximately at right angles to the C1207 road, i.e. north to south. Great House Farmhouse is in the applicant's ownership, is 25 metres to the west of the grade II listed barn. It will have its own access gained off the C1207 road. There is a smaller stone building 3/4 metres to the west of the listed barn, it is grade II listed and will provide an annexe to the main barn. It is also proposed to extend this listed building 7.5 metres long and 5.6 metres wide, with the addition of a 6.4 metres long by 6.2 metres wide extension. This extension follows the line of a previous building in regard to the width, however it stops short when previously the building joined a range of buildings at right angles to those on the southern end of Great House Farmhouse. This extension is horizontally boarded, in contrast to the stone construction of the existing listed building. the stable building and extension will provide an annexe to the main building, forming a threshing barn.
- 1.3 The other dwelling is a new one sited in the south-eastern corner of the site, it is sited between 4 - 4.8 metres away from the stone wall boundary of Dorstone Court to the east, another grade II listed building. The dwelling has the appearance of a converted barn particularly when viewing the north or roadside elevation, given it has a central carting opening, a single slit window and two 2-light windows at first floor level which is boarded, the remaining part of the building at ground floor level comprises stone walling. This new dwelling is on the site of a Dutch barn that will be removed together with one 0.8 metres away from and parallel to the aforementioned stone boundary wall of Dorstone Court. The new dwelling will be served by an existing access at the north-western corner of the site adjacent to the gable end of an outbuilding belonging

to Dorstone Court. Garaging will be provided by an existing open fronted stone shed covered in stone slates.

- 1.4 The barn and annexe will utilise the central access point. Garaging is provided by an existing open fronted cart shed, that is grade II listed, between the listed threshing barn and Great House Farmhouse.

## **2. Policies**

### **2.1 Planning Policy Guidance**

- PPG.7 - The Countryside: Environmental Quality and Economic and Social Development  
PPG.15 - Planning and the Historic Environment

### **2.2 Hereford and Worcester County Structure Plan**

- Policy CTC.2 - Area of Great Landscape Value  
Policy CTC.9 - Development Criteria

### **2.3 South Herefordshire District Local Plan**

- Policy GD.1 - General Development Criteria  
Policy C.8 - Development within Area of Great Landscape Value  
Policy C.23 - New Development affecting Conservation Areas  
Policy C.24 - Demolition in Conservation Areas  
Policy C.27A - Change of Use to a Listed Building  
Policy C.27B - Alterations or Additions to Listed Buildings  
Policy C.29 - Setting of a Listed Building  
Policy C.36 - Re-use and Adaptation of Rural Buildings  
Policy C.37 - Conversion of Rural Buildings to Residential Use  
Policy SH.8 - New Housing Development Criteria in Larger Villages  
Policy SH.14 - Siting and Design of Buildings  
Policy SH.16 - Housing and Livestock Units

## **3. Planning History**

- 3.1 None identified.

## **4. Consultation Summary**

- 4.1 The Environment Agency has no objections in principle subject to a condition being attached to any planning permission granted.

## **5. Representations**

- 5.1 In a letter that accompanied the application, the applicant's agent makes the following main points following an on-site meeting with officers:

- explained buildings virtually redundant as he owns other farm buildings at Lower Barn outside the village, from where he conducts his business
- site lies within settlement boundary and Conservation Area

- 3 buildings at Great House Farm are listed of Architectural/Historical interest, the Threshing Barn and Cow House, the Stable to south west and Cart Shed to the west
- prefer residential use not commercial given proximity to Great House Farmhouse, listed status of buildings and location in settlement
- agreed best to keep Threshing Barn as one unit, as not easily sub-divided
- Cart Shed would be used and unaltered for garaging
- given size and outlook, Stable better used as an annexe
- an extension to the Stable possible given settlement location and that it took pressure off listed Stable
- demolition of two modern buildings acceptable
- location for new house acceptable given in settlement boundary, it should take form of a traditional agricultural building assisting in its assimilation
- agreed to keep 3 existing access points
- design and layout of new buildings and boundary walls intended to provide sense of enclosure
- each house will have large plots, guaranteeing privacy
- new house, high pitched roof, Welsh slate 230mm x 38mm roughsawn weatherboard, local coursed rubble stone walls, open eaves. No overlooking windows on east elevation.

5.2 In a letter of support that accompanies the application, the applicant's agent makes the following main points:

- comment as follows regarding planning matters
- issue of nuisance raised for two new dwellings from vehicle movements and ventilation fans (connected with potato farm) but not the housing of livestock
- our clients nor tenants (live in part of farmhouse) report any problems with such operations
- no loss of mutual privacy between barn conversion and Dorstone Court, a distance of at least 24 metres (80 feet), also single storey office buildings, high stone boundary walls and trees
- suggested threshing barn could be adopted to store modern machinery, inspection reveals either side of threshing bay cross-wall structures preventing access to virtually all of building, listed building consent needed to remove structures.

5.3 Dorstone Parish Council make the following observations:

"Dorstone Parish Council support the application with the following comments:-

1. stable annex remains part of the threshing barn complex site, not to be sold off separately,
2. consider the points made in Mrs. Goring's letter Paragraph 5 & 6 "We have ..." and "our yard ...."
3. improve the access/visibility to/from the central entrance (yard/threshing barn)."

5.4 One letter of representation has been received from:

Mrs. J. Goring, Dorstone Court, Dorstone, HR3 6AW

The following main points are made:

- impression from applicant that officers have visited the site and permission will be a formality
- could adversely affect our business
- no objection to two plots west of Great Farmhouse farm nor to barn conversion outside village, though he now says he will leave the area
- have a very busy yard close by, occupants of expensive new houses may not be tolerant of our activities
- our yard houses cold stores with fans flicking on/off, workshop with 2 busy fitters, plus lorries and tractors with produce constantly on the move
- lodged our interest in purchasing buildings for agricultural use - not willing to negotiate
- listed barn one of four unconverted in area
- five generations of our family have lived with Goodwins for most of last century, understanding our farming needs. Non-farming occupants could take a different approach
- windows in first floor of main barn just yards from side entrance of Dorstone Court House, invasion of privacy for both occupants
- threshing barn could be adopted to store modern machinery, together with zinc clad open fronted Dutch barn, old but in good repair
- another zinc clad barn has been used for storing and drying grain
- over 20 families dependant on our success, largest employer in the parish
- 17 houses under construction, plus Mr. Goodwin's two plots and barn conversion out of the village.

The full text of this letter can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

## **6. Officers Appraisal**

- 6.1 There are a number of issues relating to the applications for planning permission and listed building consent. These include the design of new buildings including the house and extension in close proximity to listed buildings, the conversion of the listed buildings, the means of access, treatment of foul drainage, relationship of new dwellings to adjoining properties and the possibility for disturbance from farming activities.
- 6.2 It is considered that this is the optimum number of dwellings on this site, excluding the Great House farmhouse. The main threshing barn would not easily be converted into more than one dwelling. It is an imposing well maintained building that makes an important contribution to the Conservation Area.
- 6.3 The extension to the listed stable that will provide the annexe to the converted threshing barn is not inappropriate given that there was clearly a length of building joining it to the southern end of Great House farmhouse. This is evident from Ordnance Survey maps dating from 1970. Policy C.37 makes it possible for buildings to be extended, where such additions are not incompatible, this is particularly in the case where parts of the former building project out of the western gable of this listed stable. The Chief Conservation Officer would wish to see the size of windows in the extension reduced in scale, from three light to two light windows. This would further enhance the building. The Chief Conservation Officer is also concerned in respect of the west elevation of the threshing barn, at the height of the entrance. This needs to be addressed. The treatment of cobble floors in the threshing barn and listed cow

house, the latter providing garaging for the new dwelling will need to be protected by imposition of conditions.

- 6.4 The new house is well sited in relation to existing buildings on the site, i.e. the threshing barn and to Dorstone Court farmhouse. There are no windows in the eastern gable elevation overlooking the garden and of that residential property and the upstairs north facing windows are of sufficient distance away from those in Dorstone Court farmhouse. The Chief Conservation Officer recommends that more boarding is used in the building, which on balance would provide a building that would assimilate even better onto the site. This house is well proportioned. It also has some privacy to the south of the dwelling between it and the converted listed cow house that will be used for garaging.
- 6.5 The Head of Engineering and Transportation is concerned about the use of the middle access point, which is an existing use for the threshing barn and annexe. Visibility is restricted in the easterly direction on the 'C' road by the gable end wall of the threshing barn. However, the existing access onto the 'C' road adjacent to Dorstone Court House also has restricted visibility to the west, and on balance given that the central access is serving one dwelling only and also 3 listed buildings are brought into productive use outweighs the concerns of the Head of Engineering and Transportation. It would also mean that the roadside stone walls which contribute to the setting of the listed buildings and to the Conservation Area can be maintained.
- 6.6 The Environment Agency do not object in principle, however, they recommend that in accordance with Policy GD.1 contained in the South Herefordshire District Local Plan details of the means of foul drainage be approved before works commence on site.
- 6.7 The next issue is the one of relationship between existing dwellings and the proposed conversion of listed buildings and the new dwelling. There is a distance of between 24.5 and 25.5 metres between the west facing windows of the threshing barn dwelling and Great House farmhouse. This is sufficient distance to provide a reasonable level of privacy. The garden area for the threshing barn is not directly overlooked by Dorstone Court House. There are a number of additional east facing windows at first floor level of the threshing barn, these should be reduced in number or narrowed possibly. This would also improve the appearance of this listed farmhouse that at present has no first floor windows in this particular elevation. It is considered that the distance between the upstairs west facing window in Dorstone Court Farm is at minimum 25 metres which is an acceptable distance between new buildings.
- 6.8 The remaining issue is the one relating to potential nuisance and disturbance that occupants of the new dwellings could experience given the farming activity generated by the site to the north-east of the site and opposite Dorstone Court Farmhouse. The policy criteria are set out in Policy SH.17 contained in the south Herefordshire District Local Plan. This policy is more generally concerned with the proximity of livestock buildings to proposed dwellings, often the conversion of rural buildings. It is considered that the buildings that generate noise are of sufficient distance away from the new dwellings proposed. The new dwelling is 28 metres from the metalled edge of the Class III road. The threshing barn is closer, however it is more orientated westward towards Great House farmhouse, in addition there is an office block and car parking between the site and the buildings generating noise. The traffic generated which would be heightened at particular times of the year undoubtedly has an impact on the generally quiet environment, nevertheless the site is within the settlement boundary and it is considered that on balance the merits of the scheme which provide for the future of these listed buildings outweighs disturbance from traffic.

6.9 Therefore, subject to amendments being made to the elevational treatment of, in particular, the listed threshing barn and the new dwelling, this application can be supported.

### **RECOMMENDATION**

**That subject to the receipt of suitably amended plans the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission and listed building consent subject to the following conditions and any additional conditions considered necessary by officers:**

**In respect of SW2003/0995/F**

**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. A07 (Development in accordance with approved plans )**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**

**3. C02 (Approval of details )**

**Reason: To safeguard the character and appearance of this building of architectural and historical interest.**

**4. 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 architectural and historical interest.**

**5. G01 (Details of boundary treatments )**

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

**6. E15 (Restriction on separate sale )**

**Reason: It would be contrary to the policy of the local planning authority to grant consent for a separate dwelling in this location.**

**7. E16 (Removal of permitted development rights )**

**Reason: In order to safeguard the character and appearance of this building of architectural and historical interest.**

**8. E18 (No new windows in specified elevation)**

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

9. F18 (Scheme of foul drainage disposal )

Reason: In order to ensure that satisfactory drainage arrangements are provided.

10. G04 (Landscaping scheme (general) )

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

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

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

In respect of SW2003/0997/L

1. C01 (Time limit for commencement (Listed Building Consent) )

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. C02 (Approval of details )

Reason: To safeguard the character and appearance of this building of architectural and 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 architectural and historical interest.

4. G01 (Details of boundary treatments )

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

5. G04 (Landscaping scheme (general) )

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

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

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

Decision: .....

Notes: .....

**Background Papers**

Internal departmental consultation replies.