

**1 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.
- 1.4 This application was originally presented to Sub-Committee on 18th June, 2003. Members resolved that it be deferred pending receipt of further information regarding the status of Shark House Barn as a dwelling house.

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 PlanPolicy 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 In a further letter received from the applicants' agents, the following main points are raised:

- see census return from 1881 for Shark House
- letter from Councillor D. Taylor outlining the history
- in letter (from Councillor D. Taylor) it is stated the old house was known as Shark House, the new house was built in 1899, and the name transferred to it
- old house then became an agricultural building, a stable, food store and milking parlour

- 5.3 Clehonger Parish Council has no objections.

- 5.4 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 There are two main issues, the previous use of the building and the principle of an extension to a rural building that has been converted into a dwelling.
- 6.2 Planning permission was granted in 1995 for the conversion of the building into a dwelling. At that time the application described the then use of the building as a redundant barn although it was noted that there was a 'cottage section'. It would appear from the evidence available that in the late 19th century the property probably contained a cottage and an attached barn. However its use then changed to that of

agriculture. In these circumstances the use as a dwellinghouse would have ceased. This agricultural use appears to have continued until the permission in 1995. The situation where redundant cottages are used for agriculture is not unusual in the County. There is therefore no doubt that to (re) introduce a residential use would have required planning permission. In this case therefore the current application should be considered against the policies relating to the conversion of rural buildings and not those relating to extensions to existing houses.

- 6.3 The site is in the countryside where permission for new housing is not normally granted. An exception to this restriction can be in the case of the conversion of a rural building. The scheme that was permitted in 1995 complies with the relevant policies and practice for the conversion of buildings. It was considered that the scheme provided a reasonable level of accommodation and also retained the essential character of the structure. The approved plans showed the provision of a four-bedroom house. In accordance with usual practice the 1995 permission contained a condition which removed the rights for permitted development.
- 6.4 Local Plan Policies C.36 and C.37 establish the criteria against which the conversion of rural buildings are assessed. These state that any scheme needs to show that the building can provide reasonable accommodation without the need for extensions which are incompatible with the building. In addition the Supplementary Planning Guidance on this subject advises that any scheme will be considered to be finite.
- 6.5 In this case therefore the proposed extension is in principle contrary to these policies and will detract from the appearance of the converted structure. The stated personal circumstances are not considered so exceptional that an exception should be made to this policy context.

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:

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Background Papers

Internal departmental consultation replies.