

18A DCSE2007/0940/F - CONVERSION OF GARAGE TO LIVING ACCOMMODATION, WITH SINGLE STOREY EXTENSION AND TWO STOREY LINK TO BARN.

18B DCSE2007/0941/F - OPEN FRONTED GARAGE

MAJARO BARN, ASTON INGHAM, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7LS.

For: Mr. & Mrs. K. Pike per Mr. C.F. Knock, Tinkers Grove, The Deer Park, Eastnor, Ledbury, HR6 1RQ.

Date Received: 28th March, 2007 **Ward: Penyard**

Grid Ref: 68684, 23646

Expiry Date: 23rd May, 2007

Local Member: Councillor H. Bramer

1. Site Description and Proposal

1.1 Majaro Barn is situated close to the junction of the B4222 with Oak Lane, east of Aston Ingham village and is about 0.5 km to the north. Planning permission for conversion of this building (formerly Glebe and Knap Barn) was granted in December 1998. The permission included the erection of a detached double garage with living accommodation above with access via an external staircase. It is now proposed to link the garage to the main barn at both ground and first floor levels. The garage is about 1.2m away from the barn and the two-storey linking building would be boarded with a slate roof to match the garage. The ground floor would become the kitchen and new windows would replace the garage doors. A small pantry was originally proposed in the position of the external staircase but has been deleted from the proposal. In addition replacement accommodation for covered parking is proposed. This would be cut into the bank on the east side of the drive. Retaining walls would be formed at the sides and rear, with the top triangular section of the sides projecting above the bank. As originally proposed these would have been wooden boarding but the applicant has agreed to substitute a stone facing. The car port has also been reduced from 3 to 2 bays. The roof would be grassed.

2. Policies

2.1 Supplementary Planning Guidance

Re-use and Adaptation of Rural Buildings

2.2 Herefordshire Unitary Development Plan 2007

Policy H18	-	Alterations and Extensions
Policy LA2	-	Landscape Character and Areas least Resilient to Change
Policy HBA12	-	R-Use of Rural Buildings
Policy HBA13	-	Re-Use of Rural Buildings for Residential Purposes

3. Planning History

3.1	SH980309PF	Extension and conversion of barn.	-	Approved 9.12.98
	SH960725PF	Alterations and extensions to existing barn to form a dwelling and erection of dwelling and garages.	-	Approved 10.10.96
	SH950618PF	Alterations and extensions to existing barn to form a dwelling and erection of dwelling and garages.	-	Allowed on appeal 31.1.97
	SH910959PF	Conversion of barn to new dwelling with garage, new dwelling and s.t. plant.	-	Approved 17.11.92
	SE2007/1006/F	Proposed storage shed adjacent cider press.	-	Approved 29.5.07

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 The Traffic Manager recommends that any permission include conditions.

5. Representations

5.1 A Design and Access Statement has been submitted which points out (1) that the current applications are inter-related in that the storage shed would have these items currently stored in the garage and the open fronted garage would provide covered parking, and (2) the existing kitchen is very small.

5.2 Aston Ingham Parish Council comment on both applications as follows:

“Aston Ingham Parish Councillors are familiar with the site and the development history of this property, and have carried out a site visit. Having reviewed the application, the comments of the Parish Council are as follows:

1. The Parish Council notes that the proposed development is within the area of the AGLV, and comments are therefore made in the context of Policy C.8.
2. It is clear that the conversion of the garage to residential accommodation and the two-storey link to the main building would, in effect, create a substantial extension to the main barn, to which a two-storey extension has already been added as part of the original conversion. The garage building is constructed to a modern design and of modern materials, and neither reflect the character nor the form of the main barn, which has generally retained its original features such as the original openings and arrow slit ventilation windows. The Parish Council's view is that the proposal would therefore result in the loss of some of the character of the original building.
3. Not only would the existing garage become an extension to the main barn, but also, the extension itself would be extended to provide a pantry. Given that the

proposed kitchen measures some 5.8 x 6.2 metres, Councillors feel that further extension to provide a pantry cannot be justified, despite the existence of an external staircase in the proposed location of the pantry.

4. Councillors note that if this proposal proceeds, the total of all the extensions (original + garage + pantry + link) will have increased the original footprint of the property by some 54%. Even the current proposal represents a 31% increase.
5. The Parish Council notes that Policy CTC14 of the Hereford and Worcester Country Structure Plan states that applications for the conversion of such buildings to residential use will not normally be permitted unless the building can be restored and retained without extension, whilst Policy C.37(i) of the South Herefordshire District Plan indicates that the converted building should be capable of providing reasonable living accommodation, including amenity space and wherever possible garaging, without the need for new extensions or adaptations which are incompatible with the traditional qualities of the existing building. The application may also be contrary to the Council's Supplementary Planning Guidance on the Re-use and Adaptation of Traditional Rural Buildings.
6. The Parish Council wishes to draw the attention of planning staff and Committee Members to planning application DCSE2004/0423/F (Crocketts Barn), which appears to raise similar planning issues to Majaro Barn. The Crocketts Barn application was refused as being contrary to Policies CTC2, CTC13 and CTC14 of the Hereford and Worcester County Structure Plan, and C1, C8, C36, C37, SH23 and SH24 of the South Herefordshire District Local Plan. Councillors believe that the Appeal decision (ref. APP/W1850/A/03/1136800) and the views of the Planning Inspector may be material considerations in the context of the Majaro Barn application.
7. Despite the merits of the current proposal in terms of improving the accommodation at Majaro Barn, Councillors cannot see how planning permission can be granted when the extension would appear to contravene the relevant policies of the Structure and Local Plans – particularly in the interests of maintaining consistency and fairness with the Crocketts Barn decision.
8. Councillors note that since the last application was submitted for this property, an additional flue has been installed without planning permission, as far as the Parish Council is aware.
9. As regards the application for the building of an open-fronted garage, the Parish Council notes that the proposal is creative and is likely to have minimal impact on the landscape. Nevertheless, it constitutes an additional structure on a site that, in the opinion of Councillors, has already been over-developed. Councillors feel that the requirement for a double garage and the fact that such a facility already exists on site should be a major factor in the consideration of both applications.”

The full text of these letters can be inspected at Southern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

- 6.1 Although the current applications for Majaro Barn are linked by the agent each case must be considered on its own merits. The barn was extended as part of the conversion scheme and a double garage with living accommodation above was also

approved and erected. There have therefore been significant additions to the original building. Furthermore the preamble to Policy HBA12, echoing the SPG, states that "the scheme for conversion of the building will be considered finite and further development will not normally be permitted. This will ensure that the qualities of the original scheme are not diminished by insensitive works". In addition extensions to the building to be converted are generally discouraged. An exception to this, in practice, has been a short link to an existing building. This is the case in the current proposal and to grant permission would therefore be consistent with earlier decisions. The visual impact of the link would be limited. From public viewpoints it would only be seen across the front garden of the adjoining house and against the backdrop of the garage. The detailed design matches the garages and would be appropriate. The external staircase would be removed and with the deletion of the pantry, the net increase in size would be small.

6.2 Conversion guidelines encourage the provision of car parking within existing structures. In the case of Majaro Barn this was not practicable and a new garage was approved. As noted above this included accommodation at first floor level. Under current policies an outbuilding of this size and form is unlikely to be acceptable. The proposed alternative garaging is more discrete and although visible from the entrance to the property would not be assertive and have only a limited visual impact. Again I consider that granting planning permission would be consistent with the other decisions made by the Council, including those referred to by the Parish Council.

RECOMMENDATION

In respect of DCSE2007/0940/F:

That planning permission be granted subject to the following conditions:

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 B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

Informatives:

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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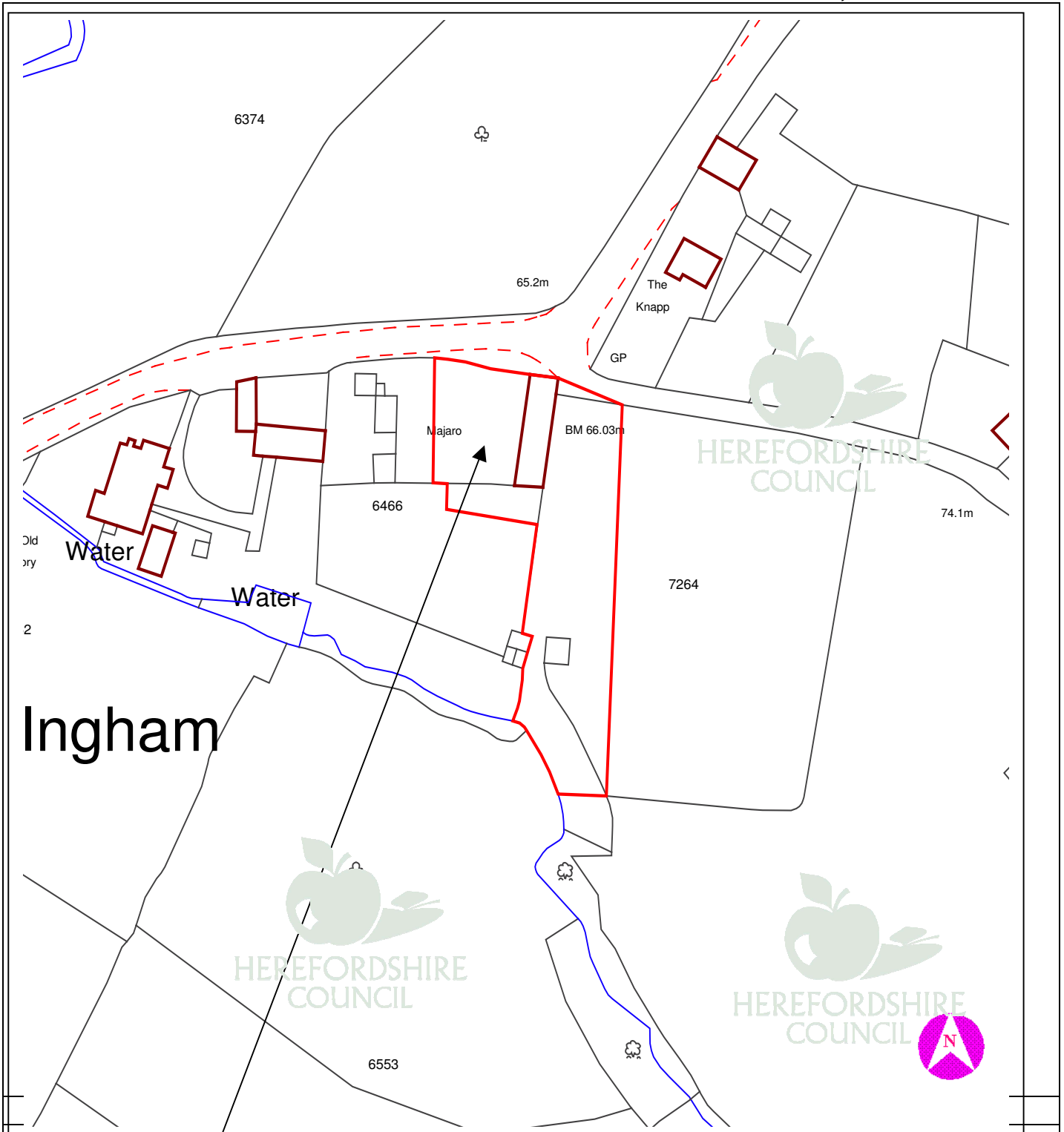
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APPLICATION NOS: DCSE2007/0940/F & DCSE2007/0941/F

SCALE : 1 : 1250

SITE ADDRESS : Majaro Barn, Aston Ingham, Ross-on-Wye, Herefordshire, HR9 7LS

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