

15 DCNW2007/2136/F - PROPOSED CONVERSION OF ATTACHED STORE TO PROVIDE ADDITIONAL LOUNGE ACCOMMODATION AT HAYWAIN, WOONTON, HEREFORDSHIRE, HR3 6QN.

**For: Mr J Argent per Mr D Walters, 27 Elizabeth Road
Kington, Herefordshire, HR5 3DB.**

Date Received: 4th July 2007

Ward:

Grid Ref:

Expiry Date: 29th August 2007

Castle

35288, 52335

Local Member: Councillor JW Hope

1. Site Description and Proposal

- 1.1 The dwelling Haywain is a large converted barn residence in the small settlement of Woonton.
- 1.2 This application follows the refusal of a previous application for the conversion of an attached store to provide additional lounge accommodation. The application was refused as it involved the reconstruction/new building work and alterations to the building, which altered the character and appearance of the existing building.
- 1.3 This new application still seeks to convert the attached store outbuilding into a lounge extension and proposes an identical scheme to that which was refused under application DCNW2007/2136/F.

2. Policies

2.1 Herefordshire Unitary Development Plan

S1- Sustainable Development

DR1 – Design

H18 – Alterations and Extensions

HBA12 – Re-use of rural buildings

HBA13 – Re-use of rural buildings for residential purposes

2.2 Herefordshire Council's Supplementary Planning Guidance;-

Re-use and Adaptation of Rural Buildings

3. Planning History

- 3.1 NW2007/1387/F - Proposed conversion of attached store to provide additional lounge accommodation at Haywain. Refused for the following reason:

Having regard to policies HBA12 and HBA13 of the Herefordshire Unitary Development Plan and also advice contained in the Councils Supplementary Planning Guidance 'Re-use and Adaptation of Rural Buildings', the Local Planning Authority considers the proposal to be unacceptable in that it will involve reconstruction/new

building work and alterations to the building which will alter the character and appearance of the existing building.

- 3.2 NW2001/1931/F - Retrospective revision of approval N99/0068/N. Removal of collapsed section of barn and rebuild (as dwelling) - Refused.
- 3.3 NW2001/3073/F - Erection of garage to barn 1 - Approved.
- 3.4 N99/0068/N - Proposed conversion of redundant farm buildings into 2 residential dwellings - Approved.

4. Consultation Summary

Statutory Consultations

- 4.1 None required

Internal Council Advice

- 4.2 The Traffic Manager has raised no objection to the proposal

5. Representations

- 5.1 The Parish Council raised no objection to the application.
- 5.2 The full text of these letters can be inspected at Northern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

- 6.1 The main issue for consideration in the determination of this application is considered to be the impact of the proposed extension on the original building structure.
- 6.2 Policies HBA12 and HBA13 of the Herefordshire Unitary Development Plan 2007 considers the re-use of rural buildings for residential purposes. This policy advises that a re-use will be permitted where:
- The building is capable of conversion without major or complete reconstruction;
 - The building is capable of accommodating the new use without the need for extension, ancillary outbuildings or hard standing which would adversely impact upon the character or appearance of the building, surroundings, or landscape.
- 6.3 It is stated in the Councils Supplementary Planning Guidance for the Re-use and Adaptation of Rural Buildings that 'the building shall be large enough to be capable of conversion without the need for extensions and any scheme submitted shall be considered, in principle, as finite'. It also states that the proposed new use should retain the existing buildings qualities and essential features including the original structure of both walls and roof.
- 6.4 The application proposes to convert an attached store outbuilding into a lounge extension that currently projects 2.5 metres out from the house and 4.2 metres across the width of the house. The scheme proposed will project 2.7 metres out from the house and extend across the whole width of the house at 6.10 metres. The existing height of the lean to is 2.8 metres, this is proposed to increase to 3.6 metres.

Photographic evidence of the original building. Prior to the conversion shows that the existing height of the lean to at 2.8 is likely to be that of the original.

- 6.5 The proposal involves some reconstruction and new building work, including raising the roof of the existing store outbuilding. The applicant has made no effort to alter the proposed scheme from that which was refused under a DCNW2007/1387/F. As such the proposal is still contrary to policies contained within the Herefordshire Unitary Development Plan and advice contained in the Councils Supplementary Planning Guidance and is recommended for refusal.

RECOMMENDATION

That planning permission be refused for the following reason:

Having regard to policies HBA12 and HBA13 of the Herefordshire Unitary Development Plan and also advice contained in the Councils Supplementary Planning Guidance 'Re-use and Adaptation of Rural Buildings', the Local Planning Authority considers the proposal to be unacceptable in that it will involve reconstruction/new building work and alterations to the building which will alter the character and appearance of the existing building.

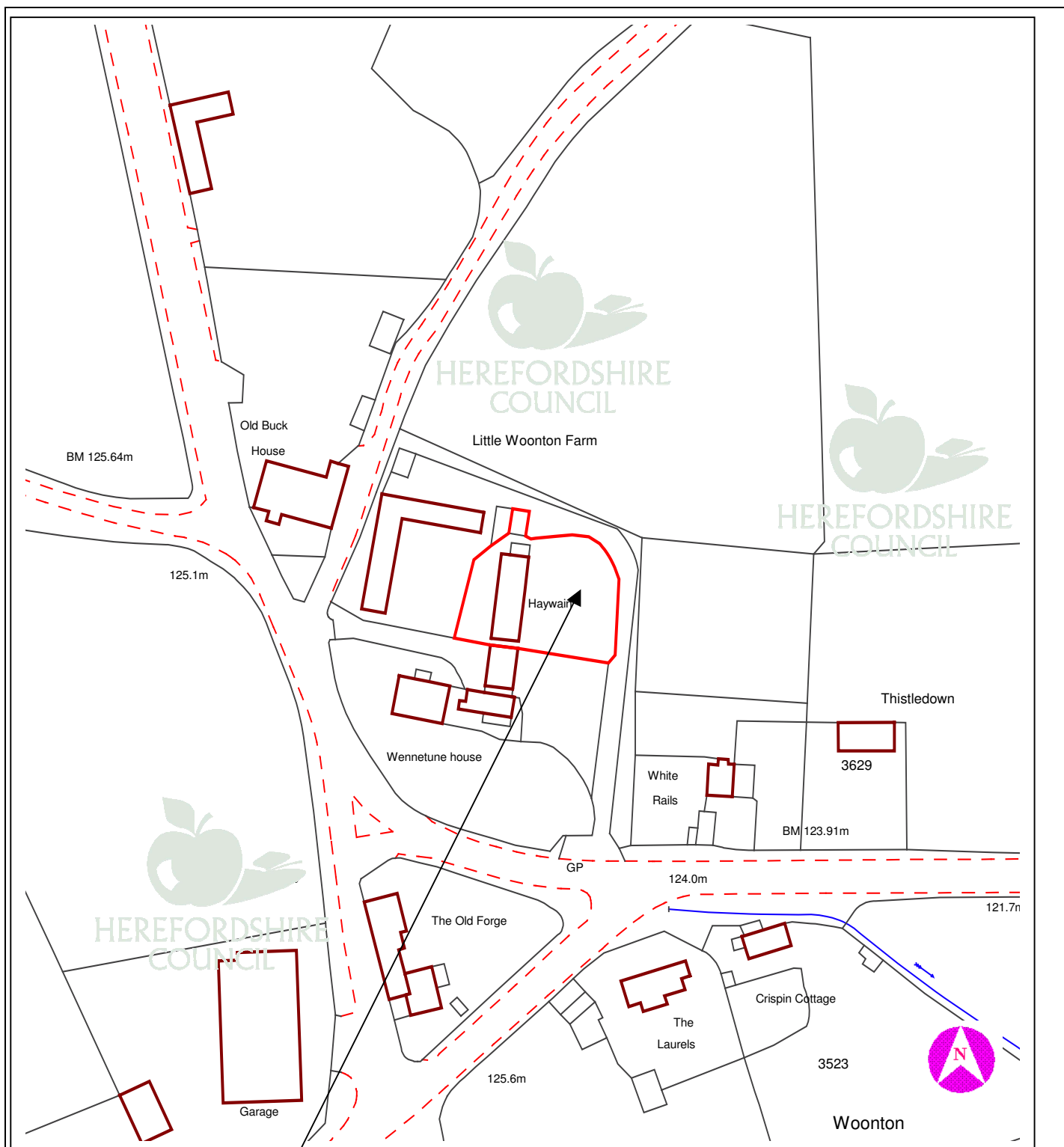
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW2007/2136/F

SCALE : 1 : 1250

SITE ADDRESS : Haywain, Woonton, Hereford, Herefordshire, HR3 6QN

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