

**6 DCNC2007/1062/F - PROPOSED TWO BAY OAK
FRAMED CART SHED/GARAGE AT CROFTLANDS
BARN, HOPE-UNDER-DINMORE, LEOMINSTER,
HEREFORDSHIRE, HR6 0PW**

For: Mr A.J. Reid MC

Date Received:

2nd April 2007

Expiry Date:

28th May 2007

Local Member: Councillor KG Grumbley

Ward: Hampton Court

Grid Ref:

50549, 53103

1. Site Description and Proposal

- 1.1 This site is located in the countryside approximately 1/4 mile to the north west of Hope-under-Dinmore. The site forms part of a group of four dwellings, three of which are barns converted to dwellings and the other is the original farmhouse, which is a Grade II Listed Building. There are fields to the front and rear of the site ie east and west.
- 1.2 The existing dwelling constitutes the northern end of two attached dwellings which were originally a barn. The dwelling has natural stone and horizontal timber boarding on the walls with grey slate on the roof. At the front of the dwelling is an area comprised mostly of loose gravel which is used for parking. This area is enclosed on its northern and east boundaries by a natural stone wall approximately 1.2 metres high. Behind the wall on its northern side is an existing mature hedgerow approximately 1.4 metres high.
- 1.3 The proposed development is to erect a two bay garage in the north east corner of the site. The garage will be an oak framed structure with oak feather edged timber cladding on the walls with a slate roof. The building will measure 5.68 metres by 5.04 metres and will have a ridged roof, the top of which will be 3.872 metres above ground level. The eaves level at the front will be 2 metres high and the eaves level at the rear will be 1.25 metres high.

2. Policies

2.1 Planning Policy Guidance

PPS1 - Delivering Sustainable Development
PPS7 - Sustainable Development in Rural Areas
PPG15 - Planning and the Historic Environment

2.2 Herefordshire Unitary Development Plan

Policy S2 - Development Requirements
Policy DR1 - Design
Policy H18 - Alterations and Extensions
Policy HBA1 - Alterations and Extensions to Listed Buildings
Policy HBA4 - Settings of Listed Buildings

2.3 The Council's Supplementary Planning Guidance

Re-use and Adaptation of Rural Buildings

Design and Development Requirements

3. **Planning History**

DCNC2003/2686/L - Conversion of barns to three dwellings plus detached garages. Demolition of existing steel framed buildings. Listed Building Consent 08/03/04

DCNC2003/2687/F - Conversions of barns to three dwellings plus detached garages. Demolition of existing steel framed buildings. Planning permission 08/03/04.

DCNC2005/0451/F - Conversion of barns and retention of lean-to's. Planning Permission 11/04/05.

DCNC2005/0452/L - Proposed conversion of barns and retention of lean-to's. Listed Building Consent 11/04/05.

4. **Consultation Summary**

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 The Traffic Manager has no objections.

4.3 The Team Leader (Building Conservation) recommends that the application be refused. In his view, the proposed garage would have a significant intrusive impact on the approach to the existing farmhouse (which is a Grade II Listed Building) and significantly detract from and affect its setting. There is a statutory assumption that the setting of listed buildings should be preserved and this is carried forward into the Unitary Development Plan. The proposed building will also harm the setting of the barns by extending the domestic usage into the 'farmyard' which is an integral part of the farm and barn setting. It would seem that one of the main objectives of the original application was to secure a clear open area (removing the eyesore buildings) on the approach to the farmhouse and why the new garages were to be sited at the rear of the barns. Conversion schemes should be regarded as finite. There is potential to erect the garage at the side (north end) of the barn where it would be better with regard to the setting of the listed building.

5. **Representations**

5.1 The applicants state that although there is currently approval for a garage at the rear of their property, they would like to reposition it at the front due to problems arising from recent heavy rainfall. Large volumes of water flow down the right hand side of garden where the proposed drive would have been constructed, along with any structure being likely to flood. There were two garages to the front area of plot prior to the development of the barns.

5.2 The Parish Council observes:

- i) Size of proposal disproportionate to size of dwelling
- ii) Proposal in proximity of listed building
- iii) Proposed site is below electricity/telephone lines
- iv) Size of proposal will impair view from neighbouring property

- v) Consider a more appropriate siting of proposal could be developed

5.3 A letter of objection has been received from Mr R J Beddoes, Brownsland Farm, Hope under Dinmore, Leominster, Herefordshire HR6 0PW. The main points being:

- Garage is 12 foot high and will restrict the outlook from objectors property. This could be overcome if height was lowered, 12 foot is unnecessarily high.
- The new building will kill some of the hedge.
- There are other positions more suitable for the development.

5.4 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 issues relate to

- i) The size, design and appearance of the proposed building.
- ii) The effect of the building on the residential amenities of the occupants of adjacent dwellings.
- iii) The effect of the building on the character, appearance and setting of the adjacent Grade II Listed Building.

6.2 The proposed building is not very large and will be situated in the corner of the site away from the converted barn building. The design of the proposed garage and also the proposed external materials will be in keeping with the character and appearance of the converted barn. As such it is considered that the proposed building will look acceptable and have no adverse affect on the character and setting of the converted barn.

6.3 The cottage/farmhouse to the north of the site is on a higher level than the site of the proposed garage ie approximately 1 metre higher and is situated behind a stone retaining wall and a mature hedgerow. In this position the proposed building will be masked to a certain extent from the view of the existing cottage to the north. As such in this position it considered that the proposed building will not adversely affect the residential amenities of any of the occupants of any of the neighbouring dwellings.

6.4 Similarly it is considered that the proposed new garage will not adversely affect the setting, character or appearance of the adjacent Grade II Listed Building situated to the north of the site ie the existing farmhouse. The proposed garage is on a lower level than the farmhouse and will be partially hidden by the existing mature hedgerow. Consequently, the proposed building, when viewed in conjunction with the farmhouse, will be at a much lower level and set against the backdrop of the retaining wall and hedgerow where it will not be prominent nor intrusive on the setting of the listed building. The Conservation Officer has raised concerns over the impact the proposed building will have on the approach to the farmhouse. However for the above mentioned reasons plus the fact that there is also an existing stone boundary wall (approximately 1.3 metres in height) extending along the eastern boundary of the site, the visual impact of the proposed building on the setting of the farmhouse will be minimal. On balance, therefore, it is concluded that the impact on the setting of the listed building is not sufficient to warrant refusal.

- 6.5 The Conservation Officer has put forward the view that the original planning permission for the conversion of the barns had the specific benefit of keeping the parking area to the east open. However the buildings that were removed as part of that permission were not located in that specific part of the site. The new garage buildings approved under the original permission were approved on the site of or near buildings to be removed.
- 6.6 The garage block building, which was originally approved to serve both the applicants' dwelling and the attached dwelling, has not been built. The proposed siting of the proposed new garage would be in a practical position for its purpose. The proposed development is therefore considered to be acceptable and in accordance with planning policies and guidance, in particular Policy HBA4 of the Herefordshire Unitary Development Plan which relates to the settings of listed buildings.

RECOMMENDATION

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 - E08 (Domestic use only of garage)**

Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling.

- 3 - The garage building hereby approved and that section of the garage building previously approved to serve the applicant's dwelling under planning permission no DCNC2003/2687/F and Listed Building Consent no DCNC2003/2686/L shall not be implemented in conjunction with each other.**

Reason: To define the terms to which this planning permission relates and to prevent a proliferation of buildings on the site, which would conflict with Policy HBA4 of The Herefordshire Unitary Development Plan 2007.

Informatives:

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC**

- 2 - N03 - Adjoining property rights**

- 3 - The applicant should be aware that this planning permission does not override any civil/legal rights enjoyed by adjacent property owners and that any development which physically affects any adjoining property may affect these rights. If in doubt the applicant is advised to seek legal advice on the matter prior to undertaking any building work.**

- 4 - N14 - Party Wall Act 1996**

- 5 - N19 - Avoidance of doubt**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2007/1062/F

SCALE : 1 : 1250

SITE ADDRESS : Croftlands Barn, -, Hope-Under-Dinmore, Leominster, Herefordshire, HR6 0PW

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