

11 DCCW2007/2490/F - ERECT REAR EXTENSION AND PORCHES AND CONVERT EXISTING BUILDING TO 2 NO. DWELLINGS AT TALBOTS FARM, SUTTON ST. NICHOLAS, HEREFORD, HEREFORDSHIRE, HR1 3BB**For: Mr. J. Stanley per G.C. Smith Build Plans Inc., 3 Summer Hollow, Broadmore Green, Rushwick, Worcester, WR2 5TE****Date Received: 6th August, 2007 Ward: Sutton Walls Grid Ref: 53477, 45164****Expiry Date: 1st October, 2007**

Local Member: Councillor KS Guthrie

1. Site Description and Proposal

- 1.1 Talbots Farm is a large two storey farm house located within the Sutton St. Nicholas village settlement and Conservation Area.
- 1.2 It is sited on an elevated terrace, side on to a narrow rural lane. Skirting the northern boundary is a short private drive serving two modern detached dwellings to the north east of the site and access to a field at the rear. To the south is a range of dilapidated timber farm buildings also within the applicant's ownership. On the opposite side of the lane is open countryside. Other residential properties are located to the east and west along the north side of the lane.
- 1.3 It is proposed to vertically subdivide the farm house to provide two dwellings utilising the ground floor, first floor and attic. The scheme includes the erection of two extensions, external alterations, the formation of a vehicular access and the provision of on site parking and turning space.
- 1.4 A two storey gable ended extension would project 3.00 metres from the middle of the rear (north west) elevation. Its width would be 5.16 metres with eaves and ridge heights of 5.20 metres and 7.50 metres respectively. This means that the eaves would be below the existing eaves level and the ridge roof would link into the lower part of the existing roof slope. Facing materials for the walls would be stone at ground floor level render at first floor level. Roof materials are not specified.
- 1.5 The other extension would be lean-to projecting 3.82 metres from the north east side wall for a width of 4.30 metres. The lean-to roof would slope up to the existing eaves level to give sufficient volume for a first floor bathroom over a ground floor kitchen. Facing materials would be the same as before.
- 1.6 Other external alterations include minor fenestration works and a series of additional conservation roof lights.
- 1.7 The new vehicular access is proposed off the adjacent private drive. It would serve four parking spaces and driveway/turning space.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007:

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S3	-	Housing
Policy DR1	-	Design
Policy DR3	-	Movement
Policy H4	-	Main Villages: Settlement Boundaries
Policy H13	-	Sustainable Residential Design
Policy H14	-	Reusing Previously Developed Land and Buildings
Policy H16	-	Car Parking
Policy H18	-	Alterations and Extensions
Policy NC1	-	Biodiversity and Development
Policy NC8	-	Habitat Creation, Restoration and Enhancement
Policy HBA6	-	New Development Within Conservation Areas

3. Planning History

- 3.1 DCCW2007/1428/F Erect rear extension and porches and convert existing building to 2 no. dwellings. Withdrawn 25th June, 2007.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: No comment.

Internal Council Advice

- 4.2 Traffic Manager: No objections subject to a condition requiring construction details of access, turning area and parking and subsequent implementation.
- 4.3 Conservation Manager (Conservation Areas): Recommends approval subject to use of appropriate materials, details of landscaping and boundary treatments.
- 4.4 Conservation Manager (Ecology): Requests ecological report (Bat survey).

5. Representations

- 5.1 Sutton St. Nicholas Parish Council: "Supports the application, as it is felt it will return a derelict site to residential use and enhance the appearance of the area."
- 5.2 Two letters of objection have been received from Mr. & Mrs. M.D. Jones, Long View, Sutton St. Nicholas and Paul Smyth, New Century house, Plot 1 rear of Talbots Farm, Sutton St. Nicholas.

The following is an extract from the first letter:-

"We are extremely concerned about the safety of the proposed access, which is situated on the plans as off the adjacent private road.

This is a very narrow driveway currently leading to two properties, (one of which is ours) and traffic at present can be observed clearly ahead on approach. The proposed access means that vehicles will be exiting on a blind corner which will severely compromise safety of any approaching vehicles or pedestrians due to lack of visibility.

In addition this is of particular concern as we have two young children who would be put at risk either travelling in a vehicle or more seriously on foot.

The site map drawing is misleading as it implies that the driveway is wide enough for two cars to pass each other. It is just wide enough for one car and also very steep so a certain amount of acceleration is required to ascend.

We feel a report and site meeting from a traffic safety officer would be imperative before the proposed access is considered.

We also object to the access as it will be detrimental to our outlook and privacy and feel it would not be in keeping with the surrounding area.

We fail to see any reason why the original plans for access directly off "The Rhea" lane were withdrawn, as this would be a much safer and more in keeping solution. Or an alternative option would be to use the existing courtyard situated SE of the property which could provide ideal access and car parking."

5.3 The following is an extract from the second letter:-

"We feel that this particular proposal to substantially increase traffic passing over this small single track private access driveway from currently 4 cars to more than 8 is a very unreasonable and a very unsafe request. For a number of reasons as follow we object to this:

1. Impossibility for 2 cars to pass each other within a single car width driveway.
2. The subsequent additional weight/wear and damage to be incurred to the tarmac surface which are currently solely financially responsible for the upkeep of.
3. The impracticality and restricted turning ability at that crucial turning point of our driveway.
4. The accuracy of the design statement that the farm (rear aspect NW) currently backs onto open farmland when in actual fact the farm side is adjacent to a field but fronts and backs onto several other homes, one of which is ours!
5. The property is a character house within a Conservation Area and its proposed new appearance will detract from its original charm.
6. The knock on possible effect of undoubted additional visitor cars parking within the small access drive will completely disable our turning area currently used for exiting our private driveways.
7. For these reasons we would object to this request and prefer the entry point to be off the main lane (The Rhea).

8. The trees lining the drive would also be interfered with and be detrimental to the visual aspect with dramatically increased noise levels if they were removed.
 9. We fail to understand how the design and access statement regarding the height at eaves and ridge can be correct as it is proposed to increase the property to 3 floors from its existing 2?
 10. The design element are contrary to existing surroundings.
 11. The property was lived in until last year and NOT DERELICT FOR A NUMBER OF YEARS AS STATED!
 12. The property fronts onto 2 barns NOT FARMYARD and an ideal solution to car parking carports. It isn't a street and creating a more populated property so close will detract from our surroundings."
- 5.4 A letter in support of the application has been received form Ian Nicholas, The Farthings, Millway, Sutton St. Nicholas.

The following is an extract from the letter:-

"I write in support of the application. I can see Talbot's Farm from my house and have watched it deteriorate over time. It is a sizable building, with a consequent impact on the neighbourhood. Given sympathetic treatment the building could look well. however, this would be spoilt by the Leylandii trees at the side of Talbot's's Farm.

As the building has become ever more dilapidated the Leylandii have grown and grown. They are now very tall indeed and quite unsightly. Would it be possible to make their removal a condition of planning consent?"

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

6. Officers Appraisal

- 6.1 With its gable end to the road and elevated position, the farmhouse is prominent in the Conservation Area. The long hipped roof punctuated with tall chimneys, elements of timber framing and sandstone construction are particularly eye catching and give the building a distinctive presence. It is unlisted but probably of 17th century origin with considerable alterations down the years. The fabric of the building clearly exhibits much deterioration. However it has the potential for regeneration and consequent enhancement benefit for the Conservation Area.
- 6.2 In principle the proposed sub division of the building into two dwellings is compatible with the character of the building and its location within the village settlement boundary.
- 6.3 Both of the proposed extensions are in keeping with the character of the existing dwelling and its surroundings in terms of scale, mass, siting, detailed design and materials. They will appear appropriately subservient to the scale and mass of the building and will allow the retention of the strong profile of the roof and chimneys.

- 6.4 The proposed conservation style roof lights have been aligned close to the eaves level of the roof and would not appear unduly intrusive. Other minor alterations will also appear sympathetic.
- 6.5 Subject to the approval of facing materials, it is considered that the extensions and alterations will be sympathetic to the character of the building and will help to enhance the contribution it makes to the character of the Conservation Area.
- 6.6 The two dwellings served by the adjacent private drive are sited in line having a similar orientation to the farmhouse and as such do not directly overlook its curtilage. The closest is separated from the northeast boundary of the application site by a small turning head which also provides an access to a field at the rear.
- 6.7 The proposed access is positioned towards the head of the private drive across from the access spur to the two neighbouring houses. The distance from the junction of the private drive with the carriageway of the lane is only approximately 50.00 metres. On site car parking for four cars and turning space is proposed.
- 6.8 The main grounds of objection expressed by the residents relate to highway and public safety concerns regarding the position of the proposed access, increased traffic movements and risk of on street parking in the narrow driveway. In addition there are concerns about the loss of leylandii trees in the formation of the access and wear and tear to the driveway surface.
- 6.9 The Traffic Manager has visited the site and raises no objection subject to a condition requiring the approval and subsequent implementation of design details for the access, turning area and parking area.
- 6.10 It is considered that the level of traffic movements likely to be generated by the two proposed dwellings will not prejudice the safe use of the private drive by the residents of the two existing dwellings and their visitors. The short length of the driveway will inevitably mean that traffic speeds will be low. The position of the access will mean that traffic visiting the proposed dwellings will not pass directly in front of the existing houses. Although the access is positioned on the inside of a short curve to the turning head, it is not considered that visibility and turning movements will be unduly impaired. Users of the proposed access will have the facility to turn within the site. It is not uncommon for private drives to serve up to five dwellings in estate layouts and parking within the site satisfies parking standards such that there should be no risk of on-street parking.
- 6.11 In the previously withdrawn scheme the access was proposed directly off the lane. In this position it would have to penetrate the stone faced embankment. The difference in levels would involve significant ground works adversely affecting the setting of the farmhouse to the detriment of the Conservation Area.
- 6.12 In the circumstances it is considered that the proposed access arrangements are acceptable.
- 6.13 In the interests of visual amenity and the character of the Conservation Area, it is considered that a landscaping scheme and details of boundary treatment should be the subject of a planning condition.

- 6.14 As far as the representations relating to the boundary leylandii trees are concerned, the trees are not considered to be of significant amenity value. However it would be unreasonable to require their removal as part of this application. They may however be a consideration in the detailed design of the access and preparation of landscaping details.
- 6.15 Having regard to the disposition of neighbouring dwellings, it is considered that the proposed conversion scheme will not result in undue risk to the amenity of the occupiers of those properties.
- 6.16 A bat survey has been commissioned by the applicant and is in progress. It is understood that a report will be available prior to the Planning Sub-Committee. The Conservation Manager's comments and any planning implications will be reported orally.

Conclusion

- 6.17 Having regard to the previously mentioned policy considerations and the representations received, it is considered that the application is acceptable.

RECOMMENDATION

Subject to no further objection from the Council's Ecologist by the end of the consultation period, the officers named in the Scheme of Delegation to Officers be authorised to approve the application subject to the following conditions and any further conditions considered necessary by Officers:

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.

3. **B07 (Stonework laid on natural bed).**

Reason: In the interests of conserving the character of the building.

4. **C10 (Details of rooflights).**

Reason: In the interests of safeguarding the character and appearance of this building and the character of the Conservation Area.

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

Reason: In order to safeguard the character and appearance of the building and the character of the Conservation Area.

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

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

- 7. **G04 (Landscaping scheme (general)).**

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

- 8. **G05 (Implementation of landscaping scheme (general)).**

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

- 9. **H13 (Access, turning area and parking).**

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Informatives:

- 1. **N03 - Adjoining property rights.**
- 2. **N19 - Avoidance of doubt.**
- 3. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

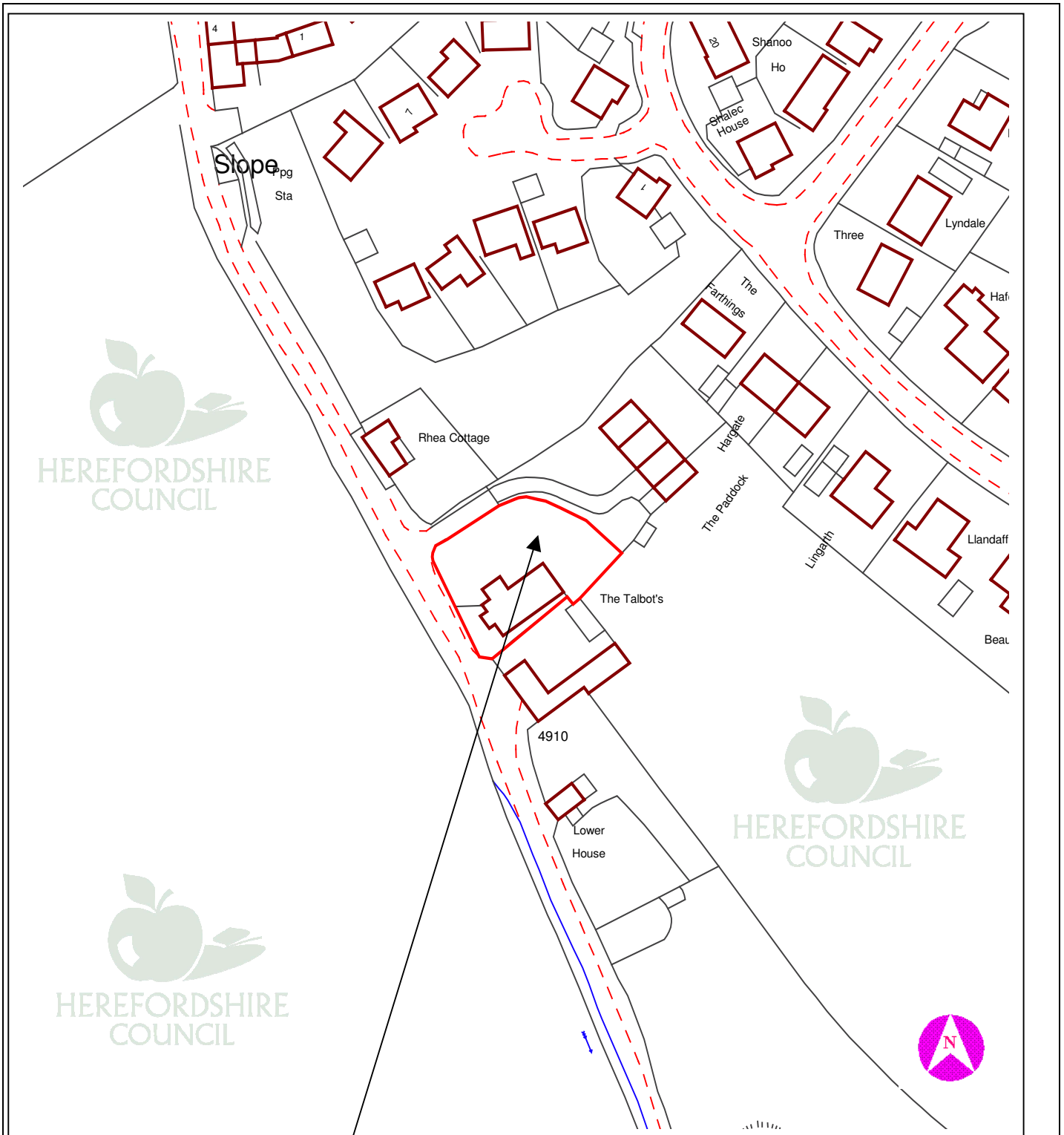
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: DCCW2007/2490/F

SCALE : 1 : 1250

SITE ADDRESS : Talbots Farm, Sutton St. Nicholas, Hereford, Herefordshire, HR1 3BB

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005