

10A DCSW2007/2050/F - CONSTRUCTION OF GARAGE/WORKSHOP BUILDING TO ACCOMPANY SHOP BARN AT SHOP BARN, PWLL-Y-HUNT, PONTRILAS, HEREFORDSHIRE, HR2 0HF

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For: Mr D Elkerton per Mr RL Gell, Penderw, Old Radnor, Presteigne, LD8 2RP

Date Received: 2nd July 2007

Ward: Golden Valley

Grid Ref: 37681, 26038

Date Received: 22nd June 2007

South

Expiry Date: 27th August 2007

Expiry Date: 17th August 2007

Local Member: Councillor JB Williams

1. Site Description and Proposal

- 1.1 The application site is reached off an unclassified road (u/c 74220) also known as Pudding Street, that leads southwards from the Class III road (C1219) just to the east of Rowlestone. The maintained road stops approximately half a kilometre west of the site. The C1219 road links Rowlestone and Walterstone Common further to the west with the A465(T) road adjoining the now closed Pontrilas Garden Centre.
- 1.2 The applicant has an extant planning permission and listed building consent for conversion of Shop Barn which is elevated above the level of an unadopted track that winds past Pwll-y-Hunt and another listed barn which has been converted to the north-east of Shop Barn and down slope from it. Shop Barn has been used for many years as a workshop whilst the applicant was residing at Pwll-y-Hunt; the applicant wants to continue his work in a purpose built facility close to Shop Barn for which planning permission and listed building consent were granted and works commenced.
- 1.3 The proposed workshop will have a red plain tile roof which will match that used on Shop Barn. The sides will be clad in non-stained Douglas fir feather-edged weatherboarding.
- 1.4 The building is sited some 14 metres to the south-east of Shop Barn and across a ditch. The siting for the 8.6 metres long by 6.6 metres wide building is on a slope covered by grass and self-sown saplings. An access will be created by introducing a spur from the existing up slope track, the new track will swing around the rear or southern side of Shop Barn.

2. Policies

2.1 Planning Policy Statement

PPS.7 - Sustainable Development in Rural Areas

2.2 Herefordshire Unitary Development Plan 2007

Policy DR.1 - Design
Policy DR.2 - Land Use & Activity
Policy DR.4 - Environment
Policy H.18 - Alterations and Extensions
Policy HBA.4 - Setting of Listed Buildings

3. Planning History

3.1 SW2000/2504/F Conversion of dwelling being a - Approved 01.11.00
renewal of SH951030PF

SW2000/2503/L Conversion of dwelling being a - Approved 01.11.00
renewal of SH951031LA

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 The Traffic Manager has no objection.

4.3 The Conservation Manager states that the building is of a self-effacing design appropriate to its function and will have only a neutral impact on the setting of the adjoining listed buildings.

5. Representations

5.1 In the Design and Access Statement that accompanied both applications, the following main points are made:

The Need for the Building

- barn conversion (Shop Barn) is entirely residential, only space for domestic furniture
- client practical, needs tools and equipment
- no room on site to park or turn a vehicle
- not visually pleasing parking vehicles next to pond.

Siting of the Proposed Building and Access

- optimum position chosen, far enough away from listed barn but not divorced from it
- excavation required, this will though help provide more light and alleviate damp to barn
- additional land for track and garage/workshop will be also additional curtilage.

Design

- no windows proposed on north or east elevations, i.e. facing Barn A
- building proposed will have materials (red clay tiles, Douglas Fir weatherboarding, exposed rafter feet, matches style of Shop Barn.

5.2 The Parish Council has not responded to date in respect of either application.

5.3 One letter of objection has been received from:

Dr EA Waters & Mrs JE Waters, The Barn, Pwll-yr-Hunt, Pudding Street, Rowlestone, HR2 0HF

The following main points are made:

- too close, closer than Shop Barn to our property
- higher than our property
- overlook and dominate rear of our property, no such bearing on Shop Barn
- use of electrical and mechanical equipment, some shielding of noise at present
- affect re-sale value
- could be re-sited, our garage (purpose built) is quite close to our property
- if approved, ensure workshop is not above our property, affects our view unless sunk
- existing hedging and deciduous trees should be retained and better still improved, would help any visual and sound impact
- north side of workshop be sound-proofed.

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 The main issues are considered to be the principle, and the issues of siting and relationship to the two listed barns and the impact on the amenity of nearby residents.

6.2 It is evident that it is not practicable for the applicant to continue using Shop Barn as both a primary residence and as a workshop given the configuration of the building such that the best lit space is currently used as the workshop. Also, there is a premium on space in Shop Barn for working on longer lengths of timber.

6.3 The next issue revolves around the siting of the garage/workshop building. The design, size and materials for the building have been sensitively considered and will not detract from the amenity nor setting of the two Grade II listed barns either side of the track that divides them. The Conservation Manager has stated that the building is self-effacing and a functional building that would have a neutral impact in the landscape. The siting is not straightforward, given that Shop Barn is in an elevated

position in relation to the other Grade II barn (The Barn) and the farmhouse. Siting the building to the west or north, i.e. either up slope and above Shop Barn would open up the views to the ancillary building proposed and would, it is considered, detract from the setting of Shop Barn. The siting for which is compounded by the lack of screening such as trees and hedging which are found around the proposed site. There will be a need for a good landscaping scheme and details of the extent of the setting in of the building. There are though opportunities for supplementary planting of trees and plants particularly on the track-side elevation.

- 6.4 A further issue raised relates to overlooking and noise and the potential impact on the amenity of residents at The Barn. There are not proposed to be windows on the north elevation facing The Barn and this could be safeguarded by planning condition, so therefore opportunity for overlooking from the building can be controlled. The planning condition should also control the future installation of rooflights in the north elevation, i.e. facing The Barn. The new building should also have measures for sound attenuation particularly on the north elevation wall which would also double up as insulation for the building.
- 6.5 The building proposed has been carefully considered in terms of design, size and location. It relates well to Shop Barn. The new building will be purpose built and although visible from the rear garden it is not considered that planning permission could be reasonably withheld.

RECOMMENDATION

In respect of DCSW2007/2050/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.

3. C02 (Approval of details)

Reason: To safeguard the character and appearance of this building of architectural or historical interest.

4. E17 (No windows in side elevation of extension)

Reason: In order to protect the residential amenity of a nearby property.

5. The use of the building as a workshop shall enure for the benefit of Mr. D. Elkerton at such time as he resides in Shop Barn. The workshop use shall cease otherwise and be used solely for garaging and incidental purposes to Shop Barn.

Reason: In order to define the terms to which the application relates given the nature of the use proposed.

6. F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

7. F38 (Details of flues or extractors)

Reason: In the interests of the amenity of the area.

8. F48 (Details of slab levels)

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

9. G04 (Landscaping scheme (general))

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

10. G05 (Implementation of landscaping scheme (general))

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

Informative(s):

1. N19 - Avoidance of doubt

2. N15 - Reason(s) for the Grant of Planning Permission

In respect of DCSW2007/2029/L

That listed building consent be granted subject to the following conditions:

1. C01 (Time limit for commencement (Listed Building Consent))

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. B01 (Samples of external materials)

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

3. C02 (Approval of details)

Reason: To safeguard the character and appearance of this building of architectural or historical interest.

Informative(s):

1. N19 - Avoidance of doubt

2. N15 - Reason(s) for the Grant of Planning Permission

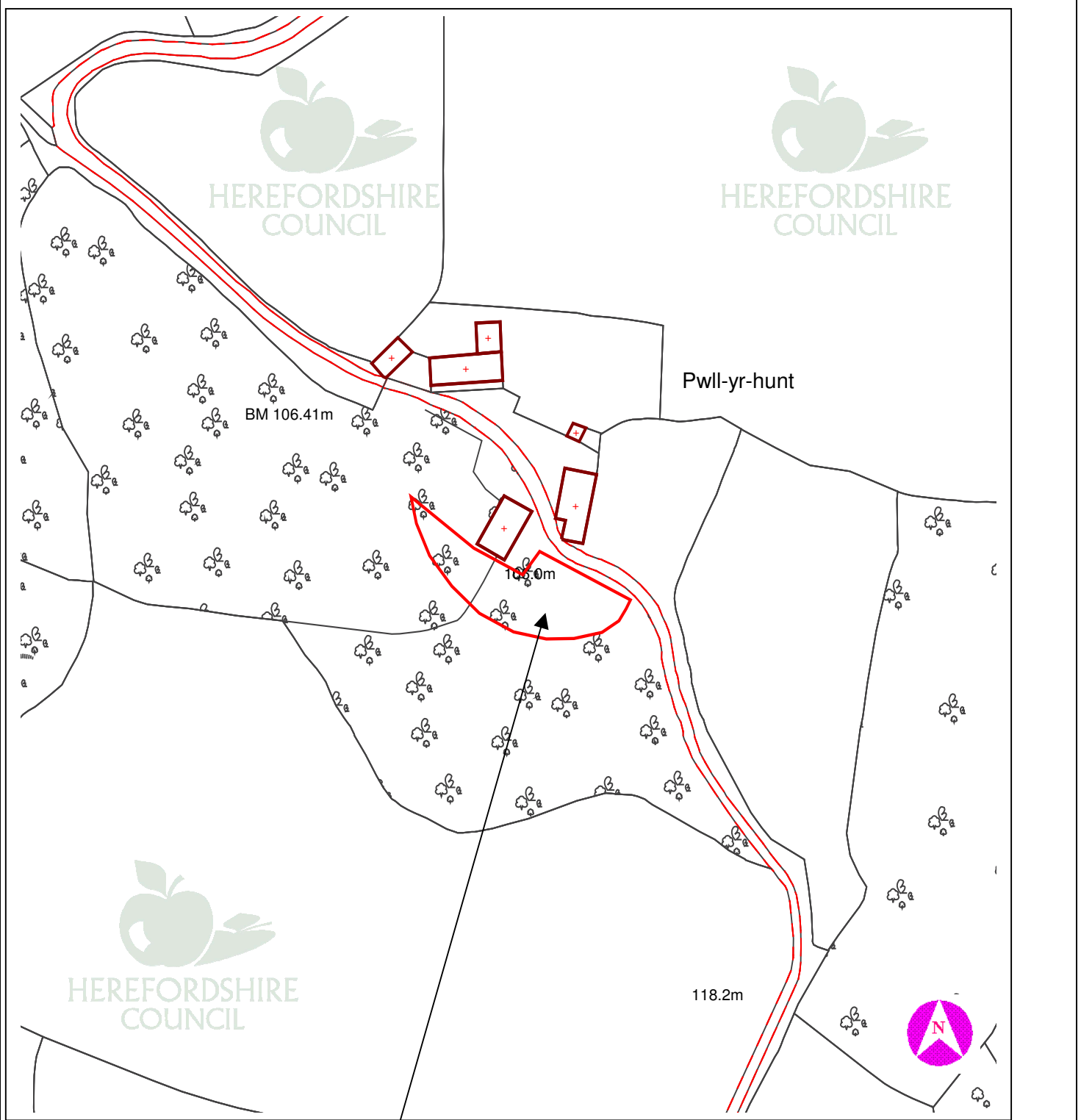
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2007/2050/F

SCALE : 1 : 1250

SITE ADDRESS : Shop Barn, Pwll-y-Hunt, Pontrilas, Herefordshire, HR2 0HF

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