

**2. NW2003/1849/F - DEMOLITION OF EXISTING GRANARY & CONSTRUCTION OF TWO BEDROOMED ANCILLARY ANNEXE AT WENNETUNE HOUSE, WOONTON, HEREFORDSHIRE, HR3 6QN**

**For: Mr AN Jaques at above address**

**Date Received:**  
19th June 2003

**Expiry Date:**  
14th August 2003

**Ward:**  
Castle

**Grid Ref:**  
35277, 52308

Local Member: Councillor J Hope

**1. Site Description and Proposal**

- 1.1 Wennetune House (formerly known as Little Woonton Farm) comprises a large detached property alongside which stands a disused timber framed brick and weatherboarded granary. At right angles and to the rear of the granary is a stone built garage. The site occupies a prominent location to the north of the A480. To the east is a Grade II listed cottage (White Rails) and immediately to the north is a complex of converted barns part of which was granted permission to be rebuilt (Application No. NW2001/3214/F refers).
- 1.2 Planning permission is sought to demolish the granary and replace it with a similar building in terms of design and materials. The building would be used as a granny annexe to house the applicants parents. It would have a slightly bigger footprint measuring 11 metres by 7 metres with a maximum height of 5.5 metres approximately 0.5 metres higher than the existing granary.
- 1.3 The design has been the subject of pre-application discussion and the applicant accepts that any grant of planning permission would be subject of a restrictive condition requiring the new building to be used for ancillary accommodation only and not allowing it to be sold separately from the principal dwelling.

**2. Policies**

**Hereford & Worcester County Structure Plan**

Policy H16 A Housing in Rural Areas  
Policy H20 Housing in Rural Areas Outside the Green Belt  
Policy CTC9 Development Requirements

**Leominster District Local Plan (Herefordshire)**

Policy A1 Managing the Districts Assets & Resources  
Policy A2(d) Settlement Hierarchy  
Policy A18 Listed Buildings and their Setting  
Policy A19 Other Buildings Worthy of Retention  
Policy A24 Scale and Character of Development  
Policy A54 Protection of Residential Amenity  
Policy A56 Alterations, Extensions and Improvements to Dwellings  
Policy A70 Accommodating Traffic from Development

**Herefordshire Unitary Development Plan (Deposit Draft)**

Policy S2	Development Requirement
Policy S7	Natural and Historic Heritage
Policy DR1	Design
Policy DR4	Environment
Policy H18	Alterations and Extensions
Policy HBA8	Locally Important Buildings

**3. Planning History**

3.1 None relevant to the application site.

**4. Consultation Summary**

4.1 Environment Agency - raises no objection but recommends the imposition of a condition requiring a scheme of foul drainage to be submitted.

4.2 Responses by internal consultees that raise material planning issues are considered in the Officers Appraisal.

**5. Representations**

5.1 Almeley Parish Council state :

'This is not a request for a re-construction of the existing granary; it seems to be a request for a completely new building for a separate dwelling. The new building is to be a larger in scale and in a totally different style from the original. Change of use cannot be applied for if the building is demolished. If the granary is beyond repair, then it should be made safe/demolished, but these are not grounds for the building of a new dwelling in the Woonton area. The only link between the old building and the new house/annexe will be the land on which it stands. There has not been even an attempt to use the existing building, as the new one will be larger. If the new 'house' is later sold off, it would become yet another new separate dwelling in the Woonton area which would join those that have slipped through the net. Restrictions on new houses in Woonton means that a new, larger building is not an option. Any improvements would also mean the Planning Committee stipulating that it would be an annexe. Demolition of the granary would also mean the loss of half cruck beams as they would not fit the proposed new building, and the loss of a feature. When the building was bought by the present owner, the building was in site and should not be demolished. It is surprising that the farm building is not listed as the upper crucks may predate 1700. It is suggested that the historical value of this property is explored before consent is considered for its demolition.'

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

**6. Officers Appraisal**

6.1 The key issue for consideration in the determination of this application are as follows :

a) the principle of demolition having regard to the character and appearance of the existing granary and ;

b) the impact of the proposed replacement building upon the character and appearance of the locality and the setting of the adjacent listed building.

#### Principle of Demolition

- 6.2 Policy A19 of the Leominster District Local Plan (Herefordshire) affords protection, subject to criteria, to unlisted buildings that are worthy of retention. In the light of the responses from the Parish Council and comments from the Chief Conservation Officer particular emphasis has been given to the historic importance of the building and the feasibility of its conversion to provide ancillary accommodation.
- 6.3 The granary building in its current form is visually untidy and whilst its presence does contribute to this group of partly converted farm buildings, it is not considered that its retention is an issue that could reasonably be insisted upon under the terms of Policy A19. Material considerations in reaching this view are the unlisted status of the building, the fact that there is no designated conservation area for Woonton and the extensive repairs that have been undertaken which means that much of the original historic fabric (roof, infill panels and cladding) have been replaced over the years.
- 6.4 Furthermore, the applicant has advised that quotes of between £140,000 and £180,000 to convert the structure were obtained whereas the estimate for demolition and rebuild would be approximately £100,000. In the applicants view the cost of conversion would be too great in view of the ancillary nature of the intended use and since the existing building would not provide adequate accommodation, the alternative would be further deterioration and ad hoc repairs in order to retain the building in a safe condition.
- 6.5 In the light of the above it is considered that the most appropriate approach is demolition and replacement with an appropriately designed building. This would at the very least preserve the historic appearance of the group of buildings.

#### Impact on Character and Appearance of Locality/Setting of Listed Building

- 6.6 The proposed replacement building has been designed to reflect as closely as possible the appearance of the existing granary building. Accordingly it utilises brick, weatherboarding and would have a slate roof to replace the existing corrugated sheeting.
- 6.7 In order to provide adequate accommodation, the opportunity has been taken to slightly increase the footprint and as a result the overall height of the building would be some 0.5 metres higher than the original. This would still respect the scale of the adjacent farmhouse and converted buildings and would not in your officers view have such a significant impact on the nearby listed cottage so as to warrant the refusal of planning permission.
- 6.8 Overall, subject to conditions relating to external materials and a restriction on the ancillary use of the replacement building, it is considered that this proposal would accord with relevant development plan policies. In addition the Chief Conservation Officer has indicated evidence relating to the presence of nesting swallows/housemartins and the potential for the existing granary to be used as a feeding site for bats. Accordingly, conditions have been set out below which address the comments made.

**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 - B01 (Samples of external materials )

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

- 3 - The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Wennetune House and shall not be sold, leased or let separately from the principal dwelling.

Reason: It would be contrary to the policy of the local planning authority to grant planning permission for a separate dwelling in this location.

- 4 - F18 (Scheme of foul drainage disposal )

Reason: In order to ensure that satisfactory drainage arrangements are provided.

- 5 - No works in relation to the demolition of the granary shall be undertaken between the months of March and September of the year in which demolition is carried out, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the preservation of any nesting swallows/housemartins.

- 6 - Prior to the commencement of the development hereby approved a scheme for the provision of swallows and housemartins nest boxes and an appropriate number of bat boxes shall be submitted to and approved in writing by the local planning authority and the mitigation measures shall be provided and thereafter maintained in accordance with the approved details.

Reason: In recognition of the nature conservation interest of the site.

**Note to applicant :**

- 1 - If you have any queries regarding the provision of details relating to Condition 6, please contact the Councils Ecologist at Planning Services, PO Box, 144, Hereford HR1 2ZB (Tel. 01432 383507).

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.