

**8A DCNW2008/0284/F & DCNW2008/0285/L- PROPOSED
& CHANGE OF USE FROM ANCILLARY
8B ACCOMMODATION INTO TWO SELF CONTAINED
HOLIDAY UNITS AND INSTALLATION OF SOLAR
PANELS. LITTLE QUEBB FARM, EARDISLEY,
HEREFORD, HEREFORDSHIRE, HR3 6LP**

**For: Dr. J & Mrs O'Grady per Bryan Thomas
Architectural Design Ltd The Malt House Shobdon
Leominster Herefordshire HR6 9NL**

Date Received:
31st January 2008

Ward:
Castle

Grid Ref:
30220, 51885

Expiry Date:
27th March 2008

Local Member: Councillor JW Hope

1. Site Description and Proposal

- 1.1 The application site, a former farmstead, consists of a grade II listed dwelling house and a range of former, traditional, farm buildings.
- 1.2 The site is located in open countryside and is adjoined alongside its eastern elevation by a working farmstead known as "Great Quebb".
- 1.3 The buildings are of stone, timber and brick construction, under slate roofs, listed or curtilage listed in relationship to the dwelling house. They have been converted to ancillary domestic accommodation and appear in layout to be easily convertible to two separate self contained units.
- 1.4 The application proposes two self-contained holiday units and installation of solar panels to the south-west roof elevation.

2. Policies

2.1 Herefordshire Unitary Development Plan

S1 - Sustainable Development

S2 - Development Requirements

DR1 - Design

DR2 - Land Use and Activity

DR3 - Movement

DR4 - Environment

HBA4 - Setting of Listed Building

HBA12 - Re-use of Rural Buildings

HBA13 - Re-use of Rural Buildings for Residential Purposes

RST12 - Visitor Accommodation

LA2 - Landscape Character and Areas Least Resilient to Change

3. Planning History

- 3.1 DCNW2003/1142/F - Demolition of outbuildings. Provision of 4 bay car port, swimming pool, new gates and to raise front wall. Erect 1.8 metre high fence to western boundary. Use of land as garden enclosure to new facilities. Retrospective application for change of use and conversion of outbuilding to gym. - Approved subject to conditions - 3rd June 2003.
- 3.2 DCNW2003/0043/F - Conversion and alterations to existing listed barn to provide further annex habitable accommodation. - Approved 12th March 2003.
- 3.3 DCNW2002/1881/F - Conversion and alterations to existing barn to form dwelling. - Withdrawn 9th August 2002.
- 3.4 DCNW2002/1882/L - Conversion and alterations to existing barn to create dwelling. - Withdrawn 9th August 2002.

4. Consultation Summary

Statutory Consultations

- 4.1 None required.

Internal Council Advice

- 4.2 The Transportation Manager recommends refusal stating:

"The site is served by a lane, (unclassified road U90617), which is narrow with no proper passing places. The junction of the lane with the relatively busy A4111 road is also not to the required standard, especially with regards to visibility. It is considered that intensification of the use of this sub-standard junction and lane to serve holiday accommodation would not be in the interests of highway safety".

- 4.3 The Conservation Manager has responded to the application stating:

"Subject to re-positioning of the solar panels, approval recommended".

5. Representations

- 5.1 Eardisley Parish Council – No response received at the time of writing this report.
- 5.2 An additional letter in support of the application, has been received from the applicant's agent, in response to the Conservation Manager's objections to the installation of solar panels stating that the position was determined by the need for as many hours sun as possible and that the applicants consider the site as the least conspicuous background for the panels. The east elevation is considered not viable due to the lack of sun. The letter further states that this is a situation where environmental considerations clash with conservation ideas, although it should be noted that the panels are a totally reversible alteration and will only be visible from within the private courtyard.
- 5.3 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 of concern with regards to this application are:

- Impact of proposed development on surrounding public highway
- Impact of solar panels on setting of listed building

Impact of proposed development on surrounding public highway

6.2 The application proposes introduction of two separate holiday units in existing domestic ancillary accommodation that appears to cover a larger floor area than the main dwelling house, which is grade II listed. In order to achieve this, minimal construction development is required as the existing accommodation appears very easily convertible to two separate units.

6.3 The Transportation manager has recommended refusal of the application due to concerns about intensification of traffic on the sub-standard unclassified public highway leading to the site.

6.4 The site was a former farmstead and therefore traffic intensification on the adjoining public highway has probably been somewhat reduced, by the existing use of the site, however the ancillary domestic accommodation available on site, does appear excessive in relationship to the main dwelling house, which is located approximately 25 metres away, on opposite side of a courtyard.

Impact of solar panels on setting of listed building

6.5 The Conservation manager has raised concerns about the impact of the proposed solar panels on the setting of the listed buildings. (Dwelling house and one of the two barns subject to this application – both grade II listed.)

6.6 It is considered that the introduction of solar panels will introduce a foreign feature in a scene, which is of intensely traditional character. Installation of the solar panels on the listed buildings front elevation facing the listed dwelling house will have a detrimental affect on the overall immediate setting of the group of buildings.

6.7 The applicants through their agent have responded to a request for repositioning of the proposed solar panels stating that the position of the panels was determined by the need for as many hours sun as possible and the fact that this area of roof is covered in natural blue/grey slate, they feel that this is the least conspicuous background for the panels, which are of similar colour. The east elevation is considered not viable due to lack of sun. The letter from the agent requests that environmental considerations should be considered over conservation ideas, and that it should be noted that the panels have a totally reversible alteration and will only be visible from within the private courtyard.

6.8 This is a finely balanced application in that ancillary domestic accommodation already exists on site, in the form of a separate unit of accommodation within the site, appearing rather excessive in floor area in consideration of the main dwelling house.

6.9 Vehicular access to the site is provided by a sub-standard unclassified public highway.

6.10 The proposed solar panels, although in principle an environmentally welcome proposal, will have a detrimental impact on the overall immediate setting of the grade II listed building range.

RECOMMENDATION

That planning permission be refused for the following reasons:

DCNW2008/0284/F

- 1 The application site is served by a sub-standard narrow unclassified public highway, with no adequate passing places. The junction of which is also sub-standard with the A4111, in that visibility is below recommended standards. Further intensification of traffic on this stretch of roadway will be detrimental to highway safety. Therefore the application is considered contrary to Policies S2, S6, DR2 and DR3 of the Herefordshire Unitary Development Plan.**
- 2 The proposed solar panels will have a harmful effect on the overall setting of the group of buildings and in particular the setting of the listed buildings. Therefore the application is considered contrary to Policies DR1 and HBA4 of the Herefordshire Unitary Development Plan.**

DCNW2008/0285/L

- 1 The proposed solar panels will have a harmful effect on the overall setting of the group of buildings and in particular the setting of the listed buildings. Therefore the application is considered contrary to Policies DR1 and HBA4 of the Herefordshire Unitary Development Plan.**

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: DCNW2008/0284/F

SCALE: 1: 1250

SITE ADDRESS : LITTLE QUEBB FARM, Eardisley, Hereford, Herefordshire, HR3 6LP

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