

5 DCNW2008/1848/F - SINGLE STOREY EXTENSION TO SITTING ROOM AT KINTON BARN, KINTON, LEINTWARDINE, CRAVEN ARMS, HEREFORDSHIRE, SY7 0LT.

**For: Ms A. Warren per Warren Benbow Architects,
21- 22 Mill Street, Kington, Herefordshire, HR5 3AL.**

Date Received: 13 July 2008

Ward: Mortimer Grid Ref: 40924, 74654

Expiry Date: 7 September 2008

Local Member: Councillor LO Barnett

1. Site Description and Proposal

- 1.1 The site consists of a former agricultural barn converted to a dwelling, approved subject to application ref: 97/0656/N dated 17th October 1997.
- 1.2 The detached dwelling is of external stone construction with brick quoins and detail under a tiled roof.
- 1.3 The application site, formally part of a farmstead, is located in open countryside. There are other residential units to the south and south east of the application site, these were also barns subsequently converted to two separate residential units.
- 1.4 The application proposes a single storey extension onto the south western gable elevation of the property measuring approximately 19.25 square metres (measured externally) to be used as additional accommodation to the existing sitting room. It is proposed to externally construct the development in timber cladding on a stone plinth under a clay tiled roof. The south western and south eastern elevations will be mostly glazed between oak constructed joinery.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007

S1	-	Sustainable Development
S2	-	Development Requirements
DR1	-	Design
DR2	-	Land Use and Activity
DR3	-	Movement
DR4	-	Environment
H7	-	Housing in the Countryside Outside Settlements
H18	-	Alterations and Extensions
LA2	-	Landscape Character and Areas Least Resilient to Change
HBA4	-	Setting of Listed Buildings
HBA12	-	Re-Use and Adaptation of Rural Buildings
HBA13	-	Re-Use of Rural Buildings for Residential Purposes

- 2.2 Herefordshire Supplementary Planning Guidance - Re-Use and adaptation of Rural Buildings.

3. Planning History

- 3.1 97/0636/N - Barn Conversion to Dwelling - approved subject to conditions 17th October 1997.

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory consultations required.

Internal Council Advice

- 4.2 The Transportation Manager raises no objections.
- 4.3 Conservation Manager. No response received at time of writing this report. A verbal response will be presented to committee.

5. Representations

- 5.1 Leintwardine Parish Council has responded to the application stating:

"Should comply with the original planning consent, i.e. no extensions. Otherwise no comment".

- 5.2 One letter has been received from Mr. Richard Sudworth, Kington Farm, Leintwardine. The letter states no objections to the proposed development. However concerns are raised with regards to the proposed external construction, in that the whole of the north wall would be preferred to be constructed of stone, in order to maintain continuity of appearance, rather than timber cladding as proposed. Comments are also made that the proposed development in its proposed form looks more like a shed than part of the house.

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 application is presented to Committee at the request of the local member.
- 6.2 The key issue for consideration is the fact that the application proposes an extension to a barn conversion, in-light of council policy on re-use and adaptation of rural buildings.
- 6.3 The application proposes a single story extension measuring approximately 19.25 square metres, (measured externally), onto a single-storey dwelling, with an existing habitable floor space area of approx 185 square metres (measured externally).The proposed external construction being mainly of timber, on a stone plinth, under a tiled roof, in order to give it a "barn like" appearance.
- 6.4 The existing dwelling on site was granted planning approval on 17th October 1997 for "Barn Conversion to dwelling". Condition no. 3 attached to the approval notice took

away permitted development rights, in order that the council could control any future development on site, in consideration of the appearance of the development as a whole, being as it was a former barn, forming part of a homestead in open countryside.

- 6.5 Herefordshire Supplementary Planning Guidance: Re-use and Adaptation of Rural Buildings emphasises in paragraph 4.13 *“The building shall be large enough to be capable of conversion without the need for extensions and any scheme submitted shall be considered, in principle, as finite”*.
- 6.6 The guidance as referred to above, is also echoed in paragraph 9.6.47 of the Herefordshire Unitary Development Plan, in support of Policy HBA12: Re-use of Rural Buildings, which states that buildings considered for conversion/new uses should be capable of accommodating the proposed new use without the need for extensions.
- 6.7 While it is noted the application proposes an extension with a rural “barn like” external appearance, the proposed development cannot be supported by officers as clearly it does not comply with the criteria of policy as referred to above.

RECOMMENDATION

That planning permission be refused for the following reason:

- 1. **The proposed development entails an extension to a former barn, in open countryside, converted to a residential use, and therefore contrary to Policies H7, HBA12 and HBA 13 of the Herefordshire Unitary Development Plan and Herefordshire Supplementary Planning Guidance: Re-Use and Adaptation of Rural Buildings.**

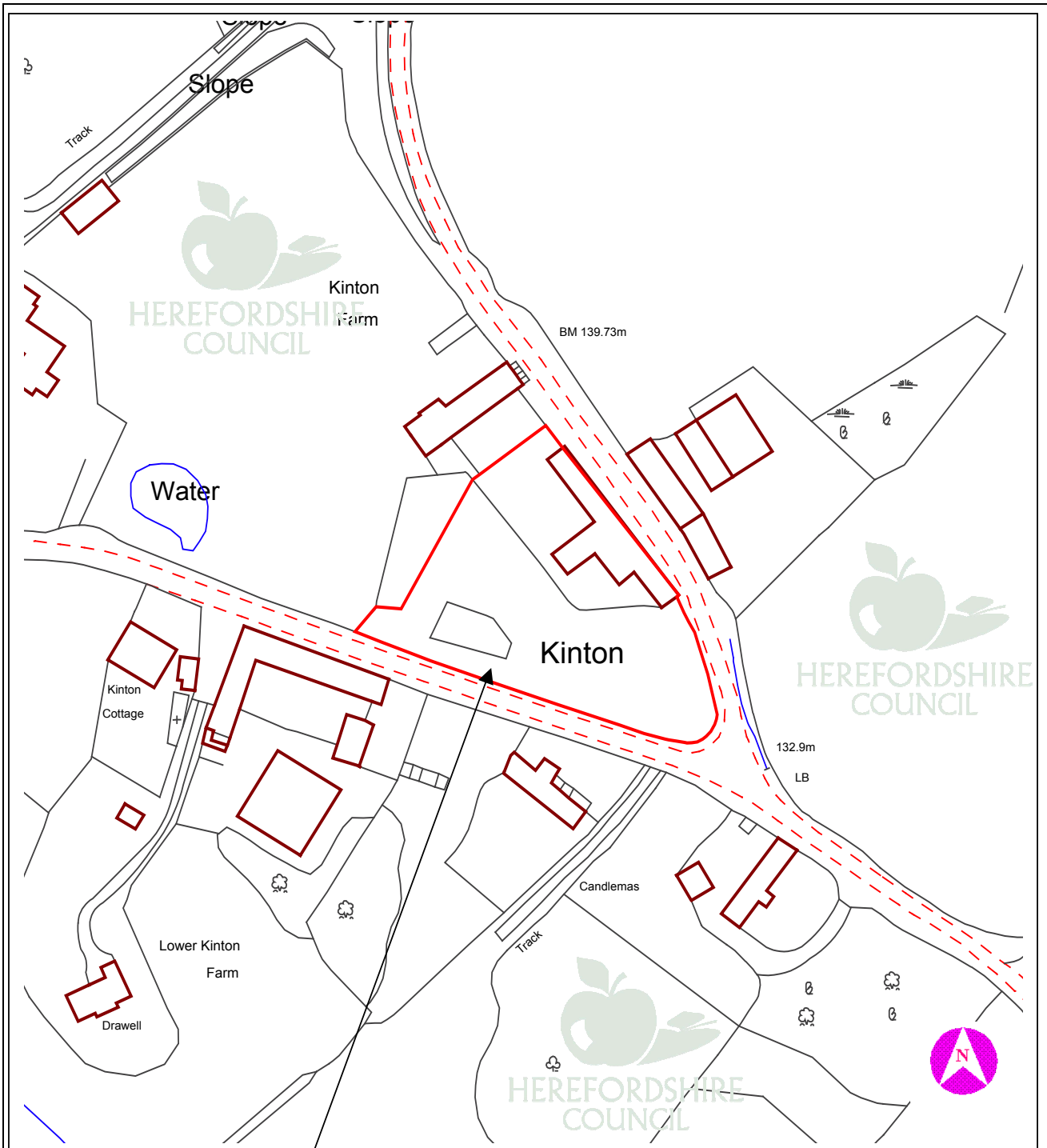
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW2008/1848/F

SCALE : 1 : 1250

SITE ADDRESS : Kinton Barn, Kinton, Leintwardine, Craven Arms, Herefordshire, SY7 0LT

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