

**7 DCSW2008/1616/F - BARN CONVERSION FOR 2 UNITS OF HOLIDAY ACCOMMODATION, UPPER HOUSE, CRASWALL, HEREFORDSHIRE, HR2 0PN.****For: Mr A Koppens per Mr T Pitt-Lewis, 19 Elstob Way, Monmouth, NP25 5ET.****Date Received: 20 June 2008      Ward: Golden Valley South      Grid Ref: 28634, 34343****Expiry Date: 15 August 2008**

Local Member: Councillor JB Williams

**1. Site Description and Proposal**

- 1.1 Upper House Farm is reached off the western side of the C1203 that leads from Longtown north-westwards, through Craswall and on to Hay-on-Wye. The road that inclines westwards from the C1203 road is known as the Hill Road (u/c 75012) which is well treed on both sides before leading southwards to Upper House Farm.
- 1.2 Upper House Farm comprises a stone rubble house with barn at right angles to it, which was recently granted planning permission for use as ancillary accommodation to the dwelling. The land inclines steeply behind the house. The building the subject of this application is directly opposite the farmhouse and is down slope from it. The rectilinear stone rubble building is at right angles to the north-south aligned track. The building steps down such that the western gable end (opposite the farmhouse) is 4.1 metres to the ridge whilst the end of the first section of building is 6.2 metres to the ridge. The next section of building is lower and is 5.5 metres at its lowest rising to 6.4 metres at the top of the eastern gable end.
- 1.3 The larger unit will provide two bedrooms, kitchen and living room, all on the ground floor. There is a small gallery at first floor level lit by a single rooflight. The smaller unit will have one bedroom and bathroom provided on the first floor, over a kitchen and living room below. The scheme has been revised and improved from one that provided for more openings and broke through an existing wall separating the two elements. The larger barn also has a larger void area at first floor level.
- 1.4 The curtilage around the building proposed to be converted into two building units has been simplified such that existing stone walls are retained, made good where necessary and a terraced garden area on the northern side of the stone barn has been deleted from the scheme. A courtyard is created on the southern side of the building for the benefit of the two holiday units. An informal parking area is to the north of the barn. This area constitutes an informal pull-in off the unadopted track which serves Upper House Farm.

**2. Policies****2.1 Planning Policy Statement**

- |      |   |  |
|------|---|--|
| PPS1 | - | Delivering Sustainable Development     |
| PPS7 | - | Sustainable Development in Rural Areas |

## 2.2 Herefordshire Unitary Development Plan

Policy S1	-	Delivering Sustainable Development
Policy S2	-	Development Requirements
Policy DR1	-	Design
Policy DR3	-	Movement
Policy HBA12	-	Re-use of Rural Buildings
Policy RST12	-	Visitor Accommodation
Policy RST13	-	Rural and Farm Tourism Development

## 2.3 Supplementary Planning Documentation

Re-use and Adaptation of Traditional Rural Buildings

## 3. Planning History

3.1	DCSW2005/1322/F	Conversion of adjoining barn to annex	-	Approved 07.07.05
	DCSW2007/1982/F	Two storey extension to farmhouse to replace single storey lean-to		Approved 02.08.07

## 4. Consultation Summary

### Statutory Consultations

4.1 No statutory or non-statutory consultations required.

### Internal Council Advice

4.2 The Traffic Manager states that public highway and private access road are in poor condition. Provided works can be undertaken, conditions should be attached relating to parking provision.

4.3 The Conservation Manager states in respect of revised plans, the originally submitted scheme was objected to. The revised scheme makes good use of existing spaces particularly in Unit 1, openings are kept to a minimum, internal division wall is retained and the setting of the courtyard retained. Conditions recommended requiring further details for materials and finishes and prohibiting use of external meter boxes and satellite dishes.

4.4 No objection has been raised in relation to the impact of the conversion on protected species resorting to the building.

## 5. Representations

5.1 In a structural analysis that accompanied the application the applicant's agent concludes that:

- building is generally in good condition, only minor repairs to cracks and repointing in lime mortar
- despite lack of rainwater goods, since slate roof replaced by metal cladding, the walls have weathered well
- replacement work needed for roof

- works are not major or constitute complete rebuilding work. Scheme satisfies requirements of Policy HBA12.
- 5.2 In the Design and Access Statement accompanying the application the following main points are raised:
- typical upland barn, constructed parallel to slope of hill to aid natural drainage
  - barn divided into two parts, upper half is single storey with full height space internally, lower half steps down from it, stables to ground floor, hayloft above
  - traditional random coursed stone with some original trusses under a corrugated metal roof
  - building redundant for a number of years. Should be considered in relation to Policies HBA12 and RST12 (for visitor accommodation)
  - majority of new openings on south side, where they will be less prominent
  - new slate roof
  - existing detached sheds retained for storage use, garden facilities, etc
  - ecological survey carried out

#### Access

- existing common parking area will be used
- additional screening for this parking area

#### Summary

- sympathetic conversion in accordance with Council's policy favouring commercial use in preference to full residential conversion.

- 5.3 In a further letter received from the applicant's agent, the following main points are raised in relation to revised plans submitted:

- internal layout altered, separation now on line of existing wall between two barns
- full height character retained in Unit 1. In Unit 2, ground floor is one large open space with one large bedroom above
- openings including rooflights reduced to minimum; French doors omitted from gable end
- one open courtyard to south, terraced area to north omitted
- road from valley road not in client's ownership, considered to be in reasonable condition for lane of its kind
- additional traffic generated will not be great nor have significant impact on lane
- lane leading up to Upper House Farm will be sympathetically repaired.

- 5.4 Craswall Parish Council make the following comments:

'The Parish Council object on the grounds that the road leading to the property is not suitable for more traffic. The property if granted permission should be in keeping with the area.'

- 5.5 Two letters of representation have been received, one of objection and one of support from:

E Arnold, Forest Cottage, Craswall, HR2 0PL  
C & K Mackintosh, The Bull's Head, Craswall, HR2 0PN

The following main points are made:

- add to increase in traffic in beautiful area
- narrow road to Forest road, increased danger to hikers and walkers
- accommodation needed in area, will contribute to success of Bull's Head
- excellent use of redundant farm buildings.

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 of converting this redundant stone building, and secondly the means of access to this upland site.
- 6.2 The scheme has been revised in accordance with the wishes of the Council's Conservation Manager. This has resulted in a building which has fewer openings, reduced first floor accommodation with the benefit of retaining the openness of western half and a simpler approach to the treatment of the curtilage of the stone barn. The building is capable of conversion without wholesale rebuilding being required. A new roof will be required, a slate roof which will enhance the appearance of the building is proposed and this is considered acceptable. Therefore, it is considered that the scheme satisfies the requirements of Policies DR1 and HBA12 in the Unitary Development Plan and the Council's adopted guidance on the conversion of traditional agricultural buildings.
- 6.3 The second issue relates to the road network serving the development. The Council's Traffic Manager has concerns regarding the condition of the roads and the Parish Council and a local resident are concerned about the volume of traffic generated on Hill Road and the private road to Upper House Farm. It is considered that the traffic generated for two small units of holiday accommodation (a one bedroom and a two bedroom unit) would be minimal and would not impinge unacceptably upon highway safety. This is given the seasonal nature of the proposed use, which is inherently sporadic and may be used by walkers, and the view that traffic volumes and speeds in the vicinity of the site are not such that the refusal of permission for the intended use of the building would be justified.

## **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 (Development in accordance with the approved plans)**

**Reason. To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with Policy DR1 of Herefordshire Unitary Development Plan.**

**3. C01 (Samples of external materials)**

**Reason:** To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan

**4. D02 (Approval of details)**

**Reason:** To ensure that the work is carried out in accordance with details that are appropriate to the safeguarding of the architectural or historic interest of the building (as one which is in a conservation area, or of local interest) and to comply with the requirements of Policy HBA12 and HBA13 of Herefordshire Unitary Development Plan

**5. D11 (Repairs to match existing)**

**Reason:** To ensure that all of the works arising from the approved scheme are of an appropriate form in the interest of the building (as one which is in a conservation area, or of local interest) and to comply with the requirements of Policy HBA12 and HBA13 of Herefordshire Unitary Development Plan.

**6. F14 (Removal of permitted development rights)**

**Reason:** To ensure the character of the original conversion scheme is maintained and to comply with Policy HBA12 of Herefordshire Unitary Development Plan.

**7. F30 (Use as holiday accommodation)**

**Reason:** Having regard to Policy HBA13 of Herefordshire Unitary Development Plan the local planning authority are not prepared to allow the introduction of a separate unit of residential accommodation, due to the relationship and close proximity of the building to the property known as Upper House Farm in this rural location.

**8. G09 (Details of Boundary treatments)**

**Reason:** In the interests of visual amenity, to ensure the development has an acceptable standard of privacy and to conform to Policy DR1 of Herefordshire Unitary Development Plan.

**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 and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan.

**10. K5 (Habitat Enhancement Scheme)**

**Reason:** In order to ensure that diversity is conserved and enhanced in accordance with the requirements of PPS9, the NERC Act 2006 and Policies NC6, NC7, NC8 and NC9 of Herefordshire Unitary Development Plan.

**Informatives:**

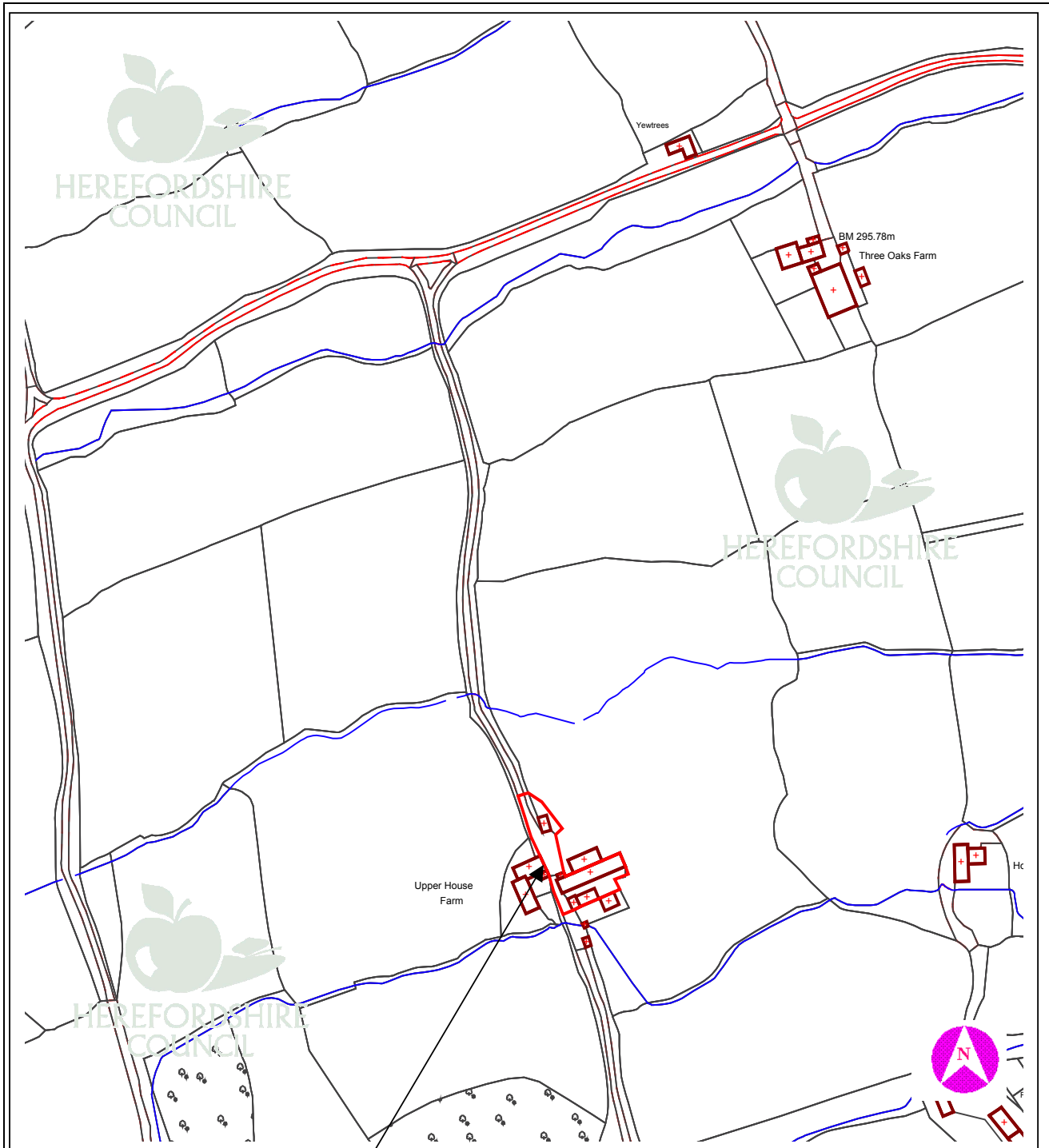
1. **N11a (Wildlife and Countryside Act 1981 (as amended) - Birds**
2. **N11b (Wildlife & Countryside Act 1981 (as amended) and Conservation (Natural Habitats & c.) Regulations 1994 (as amended) - Bats**
3. **N19 - Avoidance of doubt - Approved Plans**
4. **N15 - Reason(s) for the Grant of Planning Permission**

Decision: .....

Notes: .....

**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSW2008/1616/F

**SCALE :** 1 : 2500

**SITE ADDRESS :** Upper House, Craswall, Hereford, Herefordshire, HR2 0PN

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