

**8A DCNW2009/0302/F - NEW KENNELS TO ACCOMMODATE 4 NO. GUN DOGS AT PLOT 1 BARN, WESTON COURT FARM, WESTON, PEMBRIDGE, LEOMINSTER, HEREFORDSHIRE, HR6 9JE.**

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**For: Mr M. Link per Mr K Cooper, Heald Partnership, Garnets Orchard, Poorscript Lane, Grosmont, Monmouthshire, NP7 8LP.**

**Date Received: 16 February 2009**

**Ward: Pembridge & Lyonshall with Titley**

**Grid Ref: 36563, 56391**

**Expiry Date: 13 April 2009**

Local Member: Councillor RJ Phillips

## **1. Site Description and Proposal**

- 1.1 Weston Court Farm barns occupy a prominent corner location where the C1081 meets the unclassified Moorcourt Lane, 2 miles west of the village of Pembridge. On May 5th 2004 planning permission was granted for the conversion of the existing barns and agricultural buildings to form 6 residential dwelling. Since then a number of amendments have been sought. All 6 of the plots have now been completed.
- 1.2 The barns comprise a substantial range of Grade II Listed timber-framed, weather boarded and stone built buildings. This application relates plot which prior to is conversion consisted of a 3-bay timber framed rectangular barn that had been extended as its southern end by a further bay. The plot also contained the remains of the original detached farmhouse, which was known as the 'cider house'. The barn has now been converted into a 4 bedroom dwelling, with the cider house having been converted into a one-bedroom annex/studio.
- 1.3 This application proposes a dog kennel attached to the southeast gable of the main barn. The kennels measure 5.5 x 2.3 meters with a height of 3.9 meters. The existing stone wall forms the rear wall of the kennels, although it will be built up to a height of 2.7 meters with reclaimed local stone to match that of the existing stonework. The sides of the building are also constructed out of the reclaimed stonework, with the roof constructed out of reclaimed slates to match that of the barn. The front of the kennels will be constructed out of open metal fencing.

## **2. Policies**

- 2.1 Herefordshire Unitary Development Plan

S1	-	Sustainable development
S2	-	Development requirements
DR1	-	Design
H13	-	Sustainable residential design
HBA1	-	Alterations and extensions o listed building
HBA4	-	Setting of listed building
HBA12	-	Re-use of rural buildings
HBA13	-	Re-use of rural buildings for residential purposes

## 2.2 Supplementary Planning Guidance: Re-use and Adaptation of Rural Buildings

### 3. Planning History

- 3.1 NW01/0846/F & 0849/L - Both applications withdrawn - involved unacceptable alterations and the construction of a new dwelling
- 3.2 NW2002/1103/F, 1104/L and 1105/F - Applications approved by NAPC for a total of 6 dwellings with associated workshops.
- 3.3 NW2003/3548/F & 3549/L - Conversion of existing barns and agricultural buildings to form 6 no. Dwelling units. Both applications approved.
- 3.4 NW2006/3477/F - Construction of single storey carport outbuilding, incorporating relocating sewage treatment plant. Realign site access road. Application approved.
- 3.5 NW2008/0203/F - Repair and extension of detached annex building to form new studio/workshop at Plot 1 Weston Court Farm. Application approved.
- 3.6 NW2008/0568/L & 0567/F - Proposed amendments to previously approved barn conversion. Both applications approved.

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 Environmental Agency: No response

#### Internal Council Advice

- 4.2 Building Conservation Officer: Although the proposal goes against the normal policy about extension to barn conversions, the proposed kennels are not considered to harm the fabric of the listed building or its setting. The appearance arising from its specific purpose - kennel - is agricultural, not domestic, and it would complement the agricultural aspects of the converted barn.

### 5. Representations

- 5.1 Pembridge Parish Council: 'The proposed kennels are considered an unsympathetic addition, which is detrimental to the character of the listed building within he cartilage of Weston Court Barns.
- 5.2 Two letters of objection have been received from neighbours. The main issue raised relates to the fact that the development reads as an extension to the barn conversion and it could therefore eventually become an extension to the barn.

5.3 The full text of these letters can be inspected at Central Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

## **6. Officer's Appraisal**

6.1 The supplementary planning guidance for the re-use and adaptation of rural buildings states that 'the building should be large enough to be capable of conversion without the need for extensions and any scheme shall be considered, in principle, as finite'.

6.2 The second criteria of Policy HBA12 requires proposals for the re-use of a rural building to be capable of accommodating the new use without the need for ancillary buildings which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting. The Parish Councils comments along with those of the neighbours have been carefully considered. The applicant has agreed to amend the proposal and re-site the kennel building away from the barn so it will no longer read as an extension to the building but as an ancillary building to the host dwelling. The proposed development is considered to have a design typical of a kennel building. The Conservation Officer has commented on the appearance of the building being agricultural and not domestic.

6.3 The application also falls to be considered against policy HBA1 in the Herefordshire Unitary Development Plan, which sets the provision for alterations and extensions to listed buildings. The policy requires proposals only to be permitted when the components which make up the special interest of the building, its features and setting are all preserved. The development is not considered to harm the fabric of the listed building or its setting, with its design also complementing the agricultural aspects of the converted barns.

6.4 With the proposed kennel building now sited away from the main barn the proposal will not be an extension to the barn. The proposal is in keeping with the overall character and appearance of the site, complementing its original agricultural use whilst not adversely affecting the setting of the listed building. The application is therefore recommended for approval subject to the conditions set out below.

## **RECOMMENDATION**

**In respect of DCNW2009/0302/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 B03 (Amended plans)**

**Reason: To ensure the development is carried out in accordance with the amended plans and to comply with the requirements of 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.**

**Informatives:**

- 1 N15 - Reason(s) for the Grant of Planning Permission**
- 2 N19 - Avoidance of doubt - Approved Plans**

**In respect of DCNW2009/0312/L:**

- 1 D01 (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.**

**Informatives:**

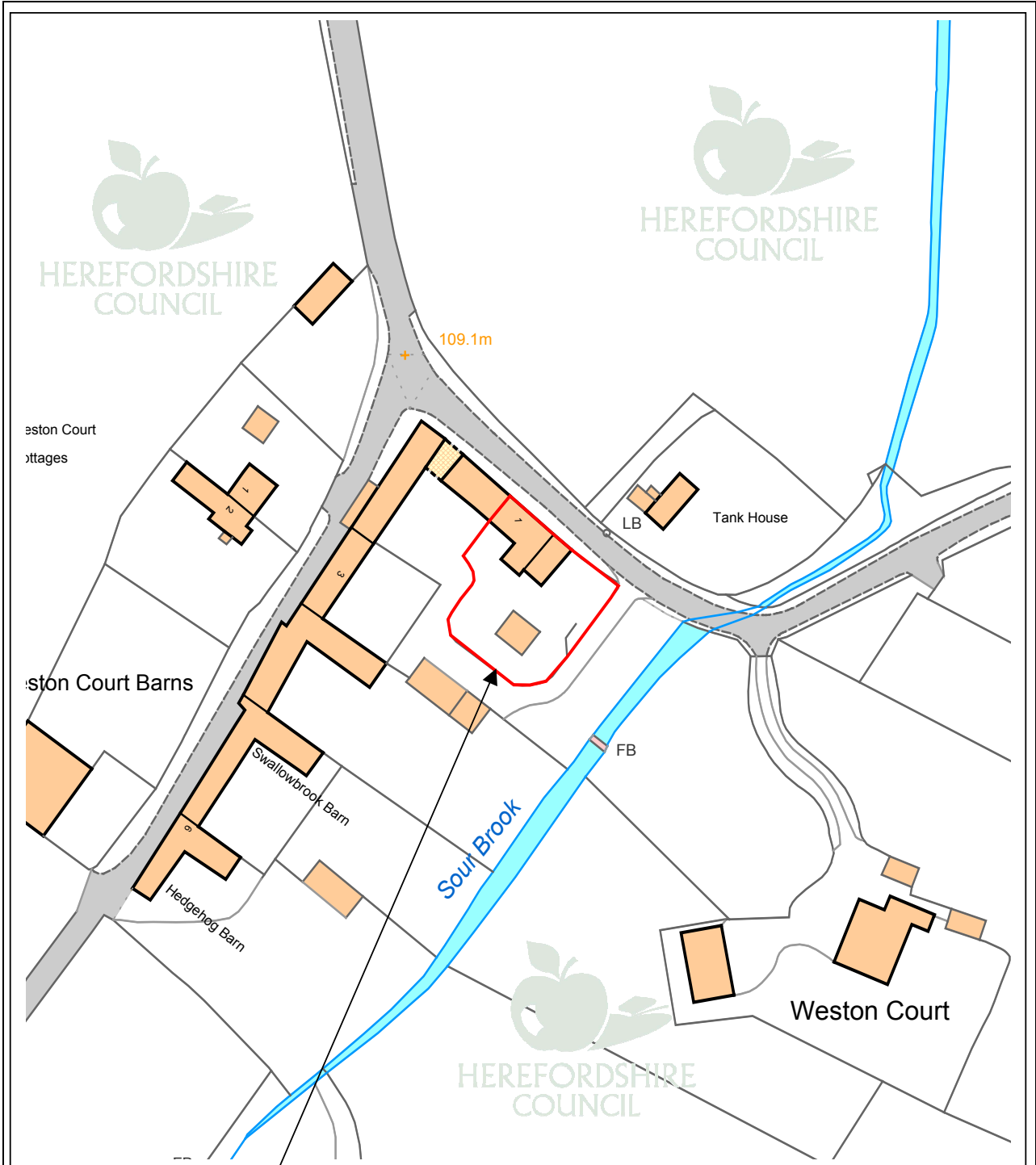
- 1 N15 - Reason(s) for the Grant of Planning Permission**
- 2 N19 - Avoidance of doubt - Approved Plans**

Decision:

Notes: .....  
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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNW2009/0302/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Plot 1 Barn, Weston Court Farm, Weston, Pembridge, Leominster, Herefordshire, HR6 9JE

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