

4 DCSW2003/2396/F - CHANGE OF USE AND ALTERATIONS TO BARN/LAND TO PROVIDE DWELLING. ALTERATIONS TO ACCESS. BARN AT GRAIG FARM, NEWTON ST MARGARETS, VOWCHURCH, HEREFORDSHIRE, HR2 0QY.

**For: Mr & Mrs N. Prosser per Mr A S Wood,
The Beeches, North Road, Huntley, Glos. GL19 3DU**

Date Received: 6th August 2003 Ward: Golden Valley South Grid Ref: 3446 3392

Expiry Date: 1st October 2003

Local Member: Councillor J. B. Williams

1. Site Description and Proposal

- 1.1 The application site is reached off the eastern side of the unclassified road (u/c 74204) immediately to the north of The Griggs. An unclassified track leads eastward from an existing gateway opening in the roadside hedgerow for a distance of 80 metres, before leading a further 60 metres southward to the application site that comprises a stone barn and adjoining single storey building and modern farm buildings to the east of the main barn.
- 1.2 It is proposed to convert the north-south aligned stone barn and adjoining stone byre building adjoining the north-east corner of the building into one dwelling. The existing building will have rooflights on both roof slopes on the main barn. Existing openings in the main barn will be glazed at the cartway openings on both sides of the building, windows being introduced only into existing openings. The entrance on the east elevation will be recessed therefore enabling borrowed light to reach into the building.
- 1.3 An area of land in the ownership of a third party has been identified on the western side and southern gable end of the main barn.
- 1.4 This building has been the subject of marketing as required by the provisions of Government advice contained in PPG.7, and Policy C.37 contained in the South Herefordshire District Local Plan.

2. Policies

2.1 Planning Policy Guidance

PPG.7 - The Countryside – Environmental Quality & Economic & Social Development

2.2 Hereford and Worcester County Structure Plan

Policy CTC.2 - Area of Great Landscape Value
Policy CTC.9 - Development Requirements
Policy H.20 - Housing in Rural Areas

2.3 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy C.1	-	Development within Open Countryside
Policy C.8	-	Development within Area of Great Landscape Value
Policy C.36	-	Re-use and Adaptation of Rural Buildings
Policy C.37	-	Conversion of Rural Buildings to Residential Use

2.4 Unitary Development Plan

There are no policies that are considered to raise issues different from Development Plan policies.

3. Planning History

- 3.1 SW2003/0443/S Implement/feed store - Prior approval not required 03.03.03

4. Consultation Summary

Statutory Consultations

- 4.1 The Environment Agency has no objections in principle subject to conditions being attached.

Internal Council Advice

- 4.2 The Head of Engineering and Transportation recommends that conditions be attached in the event that planning permission is granted.
- 4.3 The Public Rights of Way Officer has no objection.

5. Representations

- 5.1 The applicants' agent states:

- property has been marketed for over six months
- notice also served on adjoining landowner
- client will return to village he was born in
- barn in good condition, 450mm thick stone walls under a corrugated iron roof
- trusses will be reconstructed over the lounge area
- drainage will be via a Bio disc treatment plant
- existing access considered to be adequate. Track has gravel/tar plainings
- existing modern barns on the site will be removed including associate concrete flooring/block walls.

- 5.2 The Parish Council support this application.

- 5.3 One letter of representation has been received from:

Mr. J. L. Biggs, The Griggs, Newton St. Margarets, Vowchurch, HR2 0QY

The following main points are raised:

- assumption in plans that ground level can be reduced by approximately one metre on western and southern sides of barn. This land is in my ownership still

- object to openings with large windows
- object to infilling of existing window with a large window, why cannot wood panelling be used. Retains character, whilst not intruding on our privacy
- could number of rooflights be reduced, for reasons of privacy
- enjoyed 20 years of privacy and solitude at The Griggs. No objection in principle to conversion, just ask that the effects are minimised.

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

6. Officers Appraisal

- 6.1 It is considered that the main issues are considered to be whether or not the buildings have been marketed in accordance with PPG.7 and Development Plan policies, also whether or not it is a building that is capable of conversion and will retain those features following conversion. Also can a safe and environmentally acceptable access be provided for this site reached across a field. There is also the issue of the creation of a dwelling on this site and its relationship to residents in the vicinity of the site.
- 6.2 The barn conversion scheme has been the subject of preliminary discussions. The buildings have been the subject of a marketing exercise to determine whether or not an alternative use could be identified for the buildings. This has not been successful. Therefore residential use can be considered. The scheme utilises existing openings on the building including the open byre which will be infilled with vertical cladding. The conversion scheme satisfies the criteria of policies relating to the conversion of redundant rural buildings contained in Policies H.20 and CTC.9 of the Structure Plan, and Policies C.1, C.36, C.37 and SH.24 contained in the Local Plan. The means of access is satisfactory and the existing track serving the complex of buildings does not detract from the rural setting.
- 6.3 There are nine rooflights in the building providing the principle means for residents to view outside. This number should be reduced, and could be achieved by placing a window in the north gable end for bedroom 2. This should be a matter that could be resolved before planning permission is granted. The single storey byre that will provide limited accommodation has been altered such that a higher pitch roof has been proposed. This has a more traditional appearance and therefore given the merits of the overall scheme it can be supported.
- 6.4 The applicant has served notice as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995, as required the use of additional land as curtilage for the converted barn. This issue can only be resolved by the two parties involved, it is considered that the proposal could still be supported whether or not additional land is provided as delineated in the plans submitted. It is not considered that there is an issue of overlooking of a private amenity area, as the area of ground that adjoins the barn is a paddock that would not normally be used as private amenity area that does not form part of the garden area that immediately adjoins The Griggs to the south and east. The main glazed area at first floor level provides only light, it is the rooflights that afford a view for residents. It is possible to introduce glazed areas onto boundaries, however the type of glazing required would be dependant upon the distance from the boundary required by the Building Regulations.

- 6.5 The proposal can be supported subject to the revisions referred to above. It is not considered that planning permission could reasonably be withheld.

RECOMMENDATION

That subject to receipt of acceptable revised plans with regard to the design of the conversion, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

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. **A07 (Development in accordance with approved plans)**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3. **B01 (Samples of external materials)**

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

4. **E16 (Removal of permitted development rights)**

Reason: In order to protect the character and integrity of the original building.

5. **F18 (Scheme of foul drainage disposal)**

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

6. **G01 (Details of boundary treatments)**

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

7. **H03 (Visibility splays)**

Reason: In the interests of highway safety.

8. **H05 (Access gates)**

Reason: In the interests of highway safety.

9. **H06 (Vehicular access construction)**

Reason: In the interests of highway safety.

10. **H10 (Parking - single house)**

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Informative Notes

1. **HN01 - Mud on highway**

2. **HN04 - Private apparatus within highway**
3. **HN05 - Works within the highway**
4. **HN24 - Drainage other than via highway system**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.