

6 DCSE0009/0942/F - PROPOSED REAR KITCHEN EXTENSION, CIDER BARN, WALFORD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5SB.

For: Mrs S Cox, Cider Barn, Walford, Ross-on-Wye, Herefordshire, HR9 5SB.

Date Received: 5 May 2009

Ward: Kerne Bridge

Grid Ref: 58849, 20514

Expiry Date: 30 June 2009

Local Member: Councillor JG Jarvis

1. Site Description and Proposal

- 1.1 The Cider Barn is a dwelling, converted from a traditional agricultural building formerly associated with the Grade II listed Brook House Farm, Daycroft Lane, Walford. The original conversion scheme is understood to have taken place in the 1970's. Adjoining development includes the Grade II listed Flaxley House and the unlisted Hunsdon House. There is a strong, local architectural context with buildings constructed almost exclusively in stone.
- 1.2 Planning permission is sought for the erection of a single-storey extension to the dwelling to provide a kitchen/family room. The extension would project from the rear corner along the common boundary with Brook House. The scheme proposes an extension of contemporary design, utilising a flat sedum roof over dark grey aluminium framing and cedar cladding. The extension would have a plan area of 8.5m x 4.8m and a height of 2.8m. The length has been reduced from 10.4 metres.
- 1.3 The application is accompanied by a Design and Access Statement. This explains that the design is a deliberate contrast to the existing building, with the use of a flat roof designed to reduce the impact upon both the existing building and Brook House.

2. Policies

2.1 Herefordshire Unitary Development Plan

Policy DR1	-	Design
Policy H18	-	Alterations and Extensions
Policy HBA12	-	Re-use of Rural Buildings

2.2 Supplementary Planning Guidance

The Re-use and Adaptation of Rural Buildings (July 2004)

3. Planning History

- 3.1 DCSE2005/1140/F Proposed rear kitchen/dining extension, - Refused 03.06.05
changes to existing façade and granny
flat over existing garage

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Conservation Manager: “The building is a nineteenth century threshing barn, unsympathetically converted to residential use in the 1970s. The philosophical thrust of the Supplementary Planning Guidance is to protect the 'agricultural character' of rural buildings and since the agricultural character has already been destroyed, application of this rule is largely academic.

The design of the extension is very reminiscent of a recent extension to nearby Hunsdon House, which complements its parent building perfectly, so there is every prospect that it will have an equally positive effect on the Cider Barn. The extension will have some impact on the neighbouring Brook House, but its flat sedum roof and position offset from the boundary have been adopted specifically to minimise this and is it no considered that it will affect the setting of the listed building to an unacceptable degree.

The success of contemporary architectural interventions of this type relies on the finesse of their materials and detailing, so conditions for glazing and eaves details and cladding samples will be required.”

5. Representations

- 5.1 Walford Parish Council: “The majority of the parish councillors objected to this application. They thought that the proposed kitchen extension was too large for the size of dwelling and that the materials were not sympathetic to the original barn or to the neighbouring listed house. One councillor was in favour of the application, thinking that the modern style complemented the original building.”

- 5.2 Mr & Mrs McIntosh, owners of the neighbouring Brook House have raised objection to both the original scheme and the amended, smaller version. The content of the objections can be summarised as follows:

- The proposal will have an adverse impact upon the setting of Brook House, which is a Grade II listed building. Formerly the Cider Barn was associated with and joined to the farmhouse. It is considered that the gable end of the extension would significantly affect the appearance of both properties, impacting visually upon Brook House. From a certain aspect, the extension would become a visually dominant feature;
- Doubt is expressed that the intended materials will blend with the surrounds;
- The extension is considered too large when considered against the existing footprint;
- Objection to the light-spill possible from the proposed rooflight;
Comment that the site plan is slightly misleading in that the gable ends of Brook House and the Cider Barn are not exactly parallel as shown;
- There is concern that the boundary wall will have to be removed to allow for construction. This will cause damage to the landscaped areas associated with Brook House and difficulty with access;
- Concern is expressed regarding the ventilation of the kitchen range in such proximity to the common boundary.

- 5.3 The applicant has written in support of the application and to address some of the issues raised by the objection letter.

- The scale of the extension has been reduced several times.
- The appearance and materials are intended to contrast with the barn.
- The proposed rooflight does not project beyond the front of Brook House and replaces an existing window. There will be no increased light spill.
- Access will not be required across the neighbouring property.
- Existing drainage arrangements will be utilised. The proposed green roof will attenuate run-off.

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 application raises a policy issue. There is the presumption that converted buildings will be considered, in principle, as finite. That is, future extensions of traditional buildings converted to residential use will not normally be permitted. This stance is made clear by Policy HBA12 of the Herefordshire Unitary Development Plan 2007 and the Supplementary Planning Guidance on the re-use and adaptation of rural buildings. Such control over the future development of converted buildings is necessary to ensure that the agricultural character and appearance of the building in question can be retained insofar as is practicable.
- 6.2 In this case, the original conversion scheme was so obviously unsympathetic to the original appearance of the barn, that it is concluded that the rigid application of the presumption against further extensions is not sustainable. In essence, the character of the building has been lost to the extent that a well-designed extension should not be capable of having any further detrimental impact. In this case the Conservation Manager considers this to be the case and points to a nearby example of a similar type of extension, which he considers complements the parent building. He is also satisfied that the extension will not impact unduly upon the setting of the adjoining listed building.
- 6.3 It is your officer's opinion that in this case, the original conversion scheme was so unsympathetic that the usual presumption against extensions can be set aside. The Cider Barn is scarcely recognisable as such, having witnessed the introduction of cat slide dormer windows front and rear, brick infills to the wagon-way and a glazed porch to the rear. The refused scheme is 2005 promoted a much larger extension, both in terms of height and footprint and was considered of inappropriate design.
- 6.4 The extension as currently proposed is far smaller, using a flat roof to ensure that the impact upon Brook House is reduced. In fact, the roof of the extension appears level with the cill of the ground floor windows to Brook House. As such, and having regard to the absence of windows in the elevation facing Brook House, the impact upon neighbouring privacy levels will be negligible. A condition can be imposed to ensure that this elevation remains blank. The contemporary design is a deliberate response to the appearance of the existing building and is not considered inappropriate in the context. The reduction in the length of the extension addresses concern at the proportions when considered against the parent building.
- 6.5 Although the presumption against allowing extensions to converted buildings is not set aside lightly, your officers consider that given the appearance of the existing building, application of this 'rule' is now largely academic and would be difficult to defend in the event that the application went to appeal.
- 6.6 The application is recommended for approval subject to the conditions set out below.

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 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

3 D04 (Details of window sections, eaves, verges and barge boards)

Reason: To ensure that the architectural details are appropriate to the context so as to ensure that the development complies with the requirements of Policy DR1 of the Herefordshire Unitary Development Plan.

4 D05 (Details of external joinery finishes)

Reason: To ensure that the architectural details are appropriate to the context so as to ensure that the development complies with the requirements of Policy DR1 of the Herefordshire Unitary Development Plan.

5 D06 (External finish of flues)

Reason: To ensure that the architectural details are appropriate to the context so as to ensure that the development complies with the requirements of Policy DR1 of the Herefordshire Unitary Development Plan.

6 D10 (Specification of guttering and downpipes)

Reason: To ensure that the architectural details are appropriate to the context so as to ensure that the development complies with the requirements of Policy DR1 of the Herefordshire Unitary Development Plan.

7 F16 (No new windows in specified elevation)

Reason: In order to protect the residential amenity of adjacent properties and to comply with Policy H18 of Herefordshire Unitary Development Plan.

8 I16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents and to comply with Policy DR13 of Herefordshire Unitary Development Plan.

Informatives:

1 N19 - Avoidance of doubt - Approved Plans

2 N15 - Reason(s) for the Grant of Planning Permission

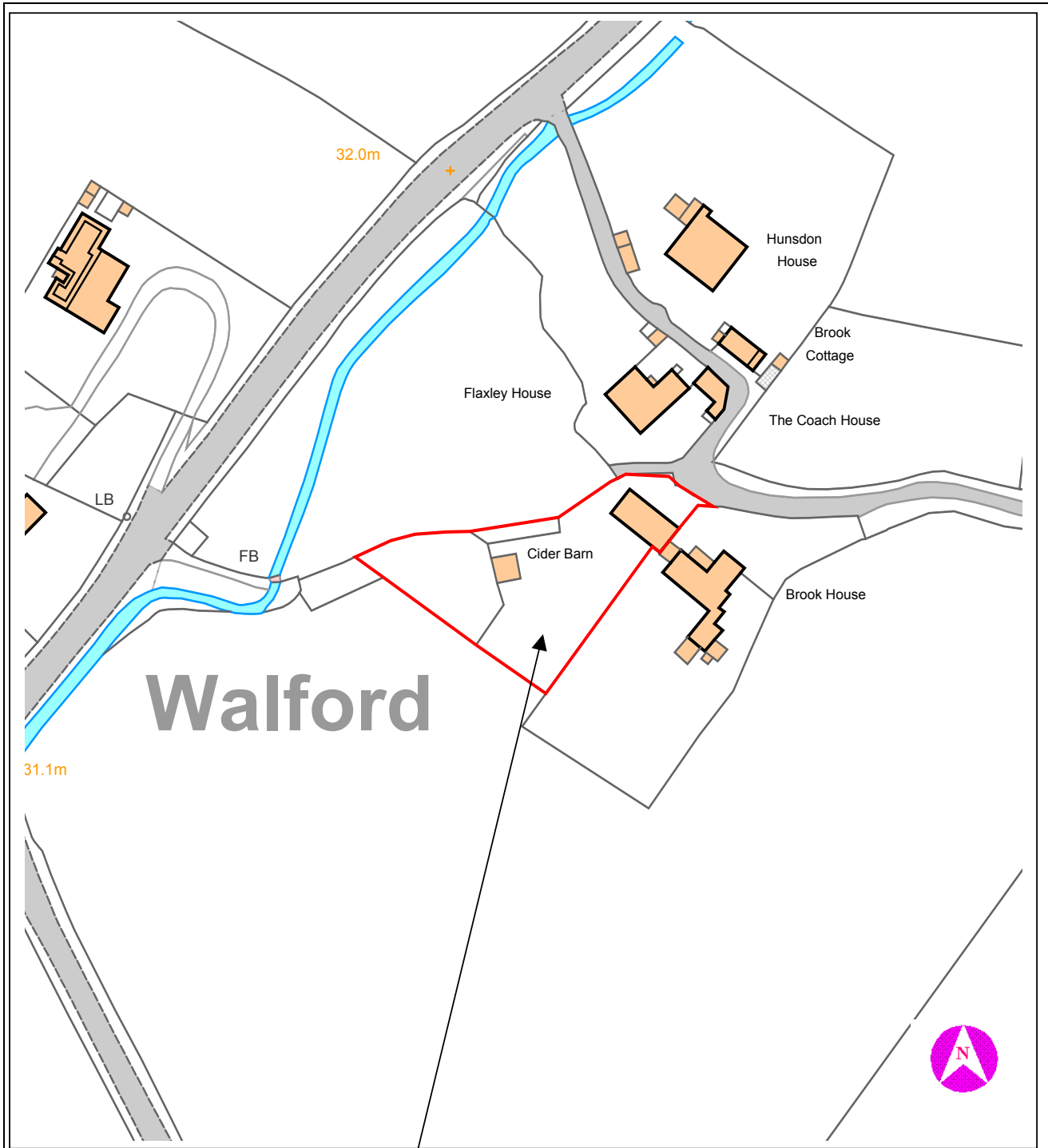
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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SCALE : 1 : 1250

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